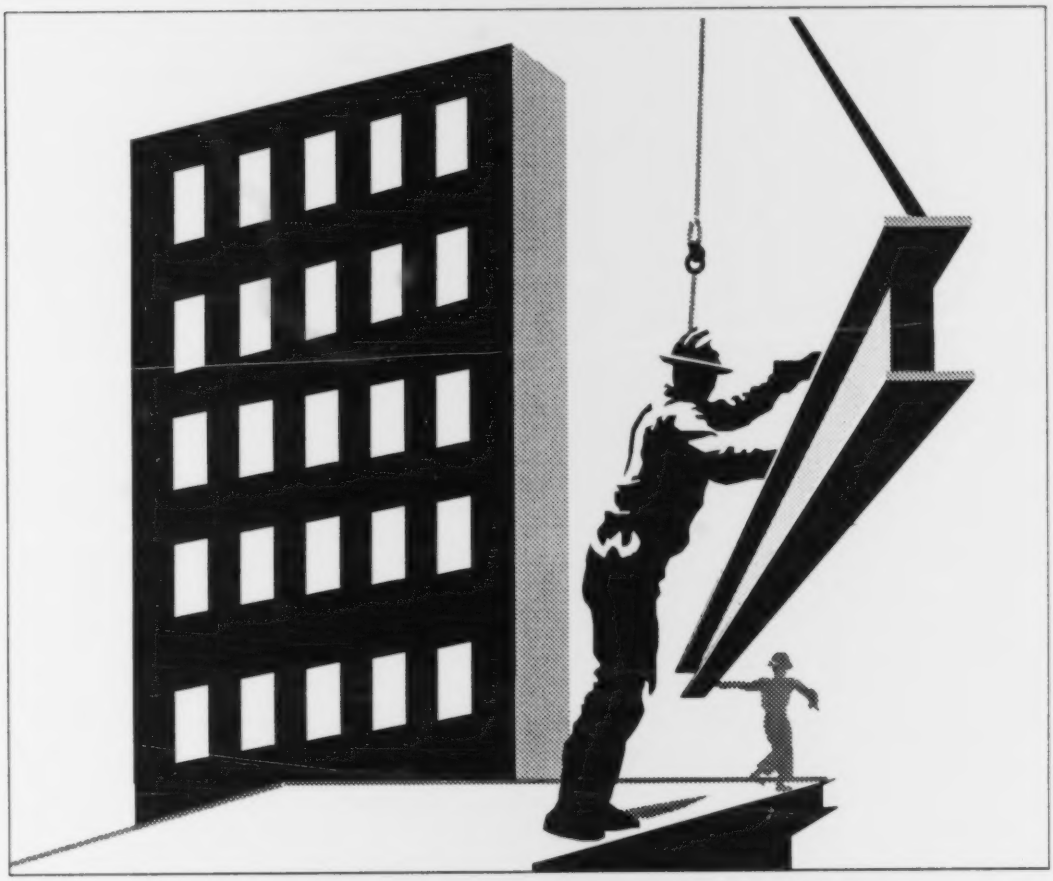
BC Major Projects Inventory

Issue: 04-02 June 2004



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BRITISH COLUMBIA

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BC Major Projects Inventory
Jackie Hamilton & Associates Ltd
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Custom Extracts - BC Major Projects Inventory

What you read in the Major Projects Inventory only partially represents the types of data that Jackie Hamilton & Associates Ltd. collects and can compile in many different forms. The database we use is Access, a highly flexible tool for manipulating data to produce queries, tables and reports. New categories of information can be easily added at any time. Items listed in the database for each project include the following:

- Region (Economic Development Region*/Regional District/Local Health Authority/School District)
- Municipality*
- Project Name*
- Owner/Developer Name*
- Type of Project (sector related, e.g. utilities, transportation, resorts, residential etc)
- North American Industrial Classification Code (NAICS)
- Summary NAICS codes
- Probability of Proceeding (for proposed projects)
- Description of the Project* - includes current status and next steps/timing
- Estimated Capital Cost* ($ millions)
- Public/Private
- Construction Start Date* (Proposed/Actual)
- Construction Finish Date* (Proposed/Actual)
- Contact Phone Number*

In addition, although we find that such information is not always reported or reliable depending on the stage of project development, we collect data on the following:

- Construction Jobs
- Operating Jobs
- Architect
- Consulting Engineer
- Contract Manager
- Other Contact Information

To order custom excerpts, contact us by phone: (250) 385-6101, Fax: (250) 385-6120, or e-mail: jackie.hamilton@telus.net

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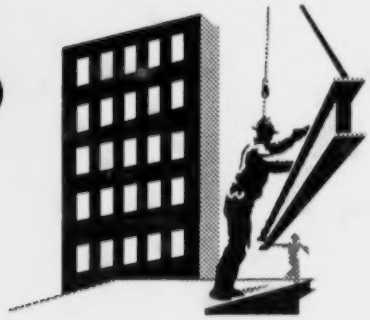

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Contents

BC Major Projects Inventory
www.majorprojectsinventory.com

A comprehensive database of major development activity in British Columbia

Issue 04-02: June 2004

About the Major Projects Inventory—ii

Highlights of This Issue—iii

June 2004 Summary Tables—vi

Map of Development Regions—vii

Regional Statistics and Projects

Region 1. Vancouver Island/Coast—1

Region 2. Mainland/Southwest—13

Region 3. Thompson/Okanagan—45

Region 4. Kootenay—55

Region 5. Cariboo—61

Region 6. North Coast—65

Region 7. Nechako—71

Region 8. Northeast—75

About the Major Projects Inventory

The BC Major Projects Inventory contains summary information on major projects in the Province of British Columbia, Canada, that are over $15 million (Cdn.) capital cost, or $20 million in the Lower Mainland–Vancouver area.

Sources of MPI Information
Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits.

Project Location
Projects are listed according to eight regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson/Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. Maps showing the location of the regions and main population centres are included in the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, e.g. a municipality.

Updates
New projects are added to the database every quarter. Projects already in the database are updated, at minimum, every six months unless there is no expected change in status for a longer period of time. Projects may be shown as updated with no change in information—this means that the information shown is still valid according to the verifying source.

Estimated Costs
Cost estimates are general estimates from the information sources used.

Start and Finish Dates
Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, on reasonable assumptions. These dates are revised as new information becomes available.

Project Status
Projects are listed by status: proposed, under construction, completed, or on hold. Notes on other status indicators are also included in the project description. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Cancelled projects are noted in the project descriptions as cancelled, then removed from the next issue of the MPI.

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104-06248/

Highlights of the June 2004 Issue

There are 45 new projects over $15 million proposed in British Columbia in the second quarter of 2004, totalling over $5 billion in potential new capital investment, if all the projects proceed. This is the highest number of new projects listed in the past six years, after the March 2003 all-time high of 57 projects, many of which were the newly announced 2010 Olympics venues. By far, the largest project is BC Hydro's $2.1 billion Site C Dam proposal—a resurrected 900 Megawatt hydroelectric project proposal that would include a 4400 ha reservoir in northeastern British Columbia on the Peace River. If the BC Utilities Commission approves the project, and all other approvals are obtained, the project would take nine years to build and would be in service in 2015. Seven other projects, that are new to our tracking system this quarter, are in the categories of energy or mining, notably two Liquefied Natural Gas terminal proposals, and four mining projects. Also, a number of mining projects that we have been tracking for several years are re-activating their environmental reviews, and expected to come into production in 2006 or 2007. As always, though, the majority of new project proposals are residential developments in the big three regions of the Lower Mainland, Vancouver Island, and the Okanagan.

Eighteen projects started construction this quarter, valued at almost $1 billion—the largest start is a $146 million Oriented Strandboard Mill in Fort St. John. A $120 million Terasen Gas pipeline capacity upgrade also started, along with the UBC University Town and the Elk River Golf Resort near Fernie BC, each at $100 million. Also, the first of the Border Infrastructure highway upgrade projects in the Lower Mainland started construction —a $58 million upgrade of Highways 91A/91—funded jointly between the federal and provincial governments.

Eleven projects completed construction in the second quarter, five of which are energy projects with combined capital costs of $200 million, the largest being the 49 Megawatt Rutherford Creek Power project near Pemberton, BC.

Visit our website: *www.majorprojectsinventory.com* to subscribe and for regular news on major project development in BC.

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New Proposed Projects April–June 2004

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Victoria	Condominium Tower and Greater Victoria Art Gallery	25
1. Vancouver Island/Coast	Victoria	Corazon	17
1. Vancouver Island/Coast	Victoria	James Bay Residential and Commercial Development	15
1. Vancouver Island/Coast	Langford	Langford Sheraton Hotel	15
1. Vancouver Island/Coast	Ladysmith	LNG Storage Facility	30
1. Vancouver Island/Coast	Oak Bay	Oak Bay Beach Hotel Replacement	15
1. Vancouver Island/Coast	Port Mcneill	Orca Sand and Gravel Project	60
1. Vancouver Island/Coast	Victoria	Oswego Boutique Hotel	20
1. Vancouver Island/Coast	Victoria	Parkside Victoria Resort and Spa	35
1. Vancouver Island/Coast	Sidney	Seaport Hotel	20
1. Vancouver Island/Coast	View Royal	Thetis Cove Estates	100
2. Mainland/Southwest	Langley	200th Street Commercial Facilities	20
2. Mainland/Southwest	Vancouver	898 Seymour Mixed Use Development	20
2. Mainland/Southwest	Coquitlam	Burke Mountain Secondary School	20
2. Mainland/Southwest	Burnaby	Burnaby Gateway Casino	85
2. Mainland/Southwest	New Westminster	Central Station Development - 822 Carnarvon Street	300
2. Mainland/Southwest	Surrey	Fraser River Port Expansion	190
2. Mainland/Southwest	Vancouver	Grosvenor Retail and Residential Development (485 West Eight Avenue)	20
2. Mainland/Southwest	Vancouver	Koret Lofts	40
2. Mainland/Southwest	North Vancouver	Lynn Valley Library Project	28
2. Mainland/Southwest	Richmond	ModaLink Terminal Expansion Phase 2	20
2. Mainland/Southwest	New Westminster	New Westminster Casino Development	100
2. Mainland/Southwest	North Vancouver	Northwoods Business Park	20
2. Mainland/Southwest	Vancouver	Olive Condominiums	50
2. Mainland/Southwest	Burnaby	OMA Residential Towers	80
2. Mainland/Southwest	Port Moody	Port Moody Recreation Centre Upgrade	18
2. Mainland/Southwest	New Westminster	Residential Development - Saint Mary's Hospital Site	50
2. Mainland/Southwest	Vancouver	Shangri-La Hotel and Development	350
2. Mainland/Southwest	Vancouver	Skyline on Broadway - 1125 West Broadway	20
2. Mainland/Southwest	Burnaby	Tandem Condominiums	50
2. Mainland/Southwest	Cloverdale	Trades and Technology Centre of Kwantlen University College	42
2. Mainland/Southwest	Vancouver	Translink Transit Centre	43
2. Mainland/Southwest	Vancouver	UBC - Centre for Interactive Research on Sustainability	20
2. Mainland/Southwest	Vancouver	Virtu Residential Development	20
2. Mainland/Southwest	Surrey	Welcome Home Development	20
3. Thompson/Okanagan	Kelowna	Brandt's Creek Crossing Residential Development	60
3. Thompson/Okanagan	Oliver Region	Il Villaggio d'Asolo	100
3. Thompson/Okanagan	Penticton	Penticton Secondary School Replacement	22
3. Thompson/Okanagan	Kelowna	Playa del Sol Resort	50
3. Thompson/Okanagan	Princeton	Princeton Coal-Bed Methane Project	100
3. Thompson/Okanagan	Merritt	Siwash/Elk Gold Mine	100
4. Kootenay	Castlegar	Arrow Lakes Generating Station Intake Channel Reconstruction	20
6. North Coast	Kitimat	LNG Terminal	300
6. North Coast	Granisle	Morrison/Hearne Hill Copper-Gold Mine	200
8. Northeast	Fort St. John	Peace River Site C Dam	2100
Total			**5050**

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Projects Starting Construction April–June 2004

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Victoria	University of Victoria Engineering/Computer Science Building	24
1. Vancouver Island/Coast	Sooke	Sooke Sewage Treatment Plant	22
1. Vancouver Island/Coast	Qualicum Beach	The Gardens at Qualicum Beach Seniors Facility	28
2. Mainland/Southwest	Burnaby	Simon Fraser University - Technology and Sciences Complex—Module 1	23
2. Mainland/Southwest	New Westminster	Border Infrastructure Project—Highways 91A/91	58
2. Mainland/Southwest	Vancouver	1280 Richards	20
2. Mainland/Southwest	Port Moody	Suter Brook Development	15
2. Mainland/Southwest	Vancouver	UBC—Chemical/Bio Engineering (including Clean Energy Research Centre)	38
2. Mainland/Southwest	Surrey	Fraser Downs Casino and Entertainment Complex	30
2. Mainland/Southwest	Vancouver Area	UBC—University Town	100
2. Mainland/Southwest	Vancouver	Freesia Condominium Development	50
3. Thompson/Okanagan	Penticton	Highway 97 Widening	15
3. Thompson/Okanagan	Kamloops	Terasen Pipeline Capacity Upgrade	120
3. Thompson/Okanagan	Kelowna	Royal Private Residence Club at the Grand Hotel	45
4. Kootenay	Fernie	Elk River Golf Resort	100
4. Kootenay	Trail	Wal-Mart Store	15
5. Cariboo	Prince George	Prince George Pulp and Paper Cogeneration	80
8. Northeast	Fort St. John	Oriented Strandboard Mill	146
Total			**929**

Projects Completing Construction April–June 2004

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Victoria	Enhanced Disinfection Water Treatment Facilities	22
2. Mainland/Southwest	Whistler	Spring Creek at Whistler	50
2. Mainland/Southwest	Squamish	Furry Creek Hydroelectric Project	18
2. Mainland/Southwest	Vancouver	Great West Life Building	30
2. Mainland/Southwest	Vancouver	Nova Residential Development	50
2. Mainland/Southwest	Pemberton	Rutherford Creek Water Power Project	70
2. Mainland/Southwest	Coquitlam	Coquitlam Centre Mall Expansion	30
2. Mainland/Southwest	Whistler	Four Seasons Resort Whistler	86
3. Thompson/Okanagan	Kamloops	Weyerhaeuser Wood Residue Cogeneration Plant	30
3. Thompson/Okanagan	Revelstoke	Pingston Hydroelectric Project Expansion	23
8. Northeast	Fort St. John	Encana Ekwan Pipeline Project	55
Total			**464**

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Major Projects Summaries

Summary of Major Projects by Status April–June 2004

Region	Proposed Projects	Under Construction	Completed	On hold	Total
1. Vancouver Island/Coas	53	23	1	6	83
2. Mainland/Southwest	129	100	7	16	252
3. Thompson/Okanagan	27	26	2	7	62
4. Kootenay	9	10	-	-	19
5. Cariboo	7	4	-	1	12
6. North Coast	15	3	-	2	20
7. Nechako	4	-	-	2	6
8. Northeast	6	2	1	1	10
Total	**250**	**168**	**11**	**35**	**464**

Summary of Major Projects by Industrial Category April—June 2004*

Development Region	Residential Commercial	Transport. & Warehsg.	Mining & Oil & Gas Extraction	Utilities (including Sewage treatment)	Mfg.	Public Services	Other Services	Total
1. Vancouver Island/Coast	43	6	5	13	1	8	6	82
2. Mainland/Southwest	140	27	2	14	2	32	28	245
3. Thompson/Okanagan	27	8	3	8	-	3	11	60
4. Kootenay	6	1	-	7	-	1	4	19
5. Cariboo	2	-	2	2	2	2	2	12
6. North Coast	2	4	7	5	1	1	-	20
7. Nechako	-	2	2	1	1	-	-	6
8. Northeast	-	3	4	1	1	-	-	9
Total	**220**	**51**	**25**	**51**	**8**	**47**	**51**	**453**

* Does not include 11 projects that were completed in Jan - Mar 2004
Industrial Categories follow the North American Industrial Classification System
Pipelines and transportation-related manufacturing are included in Transportation

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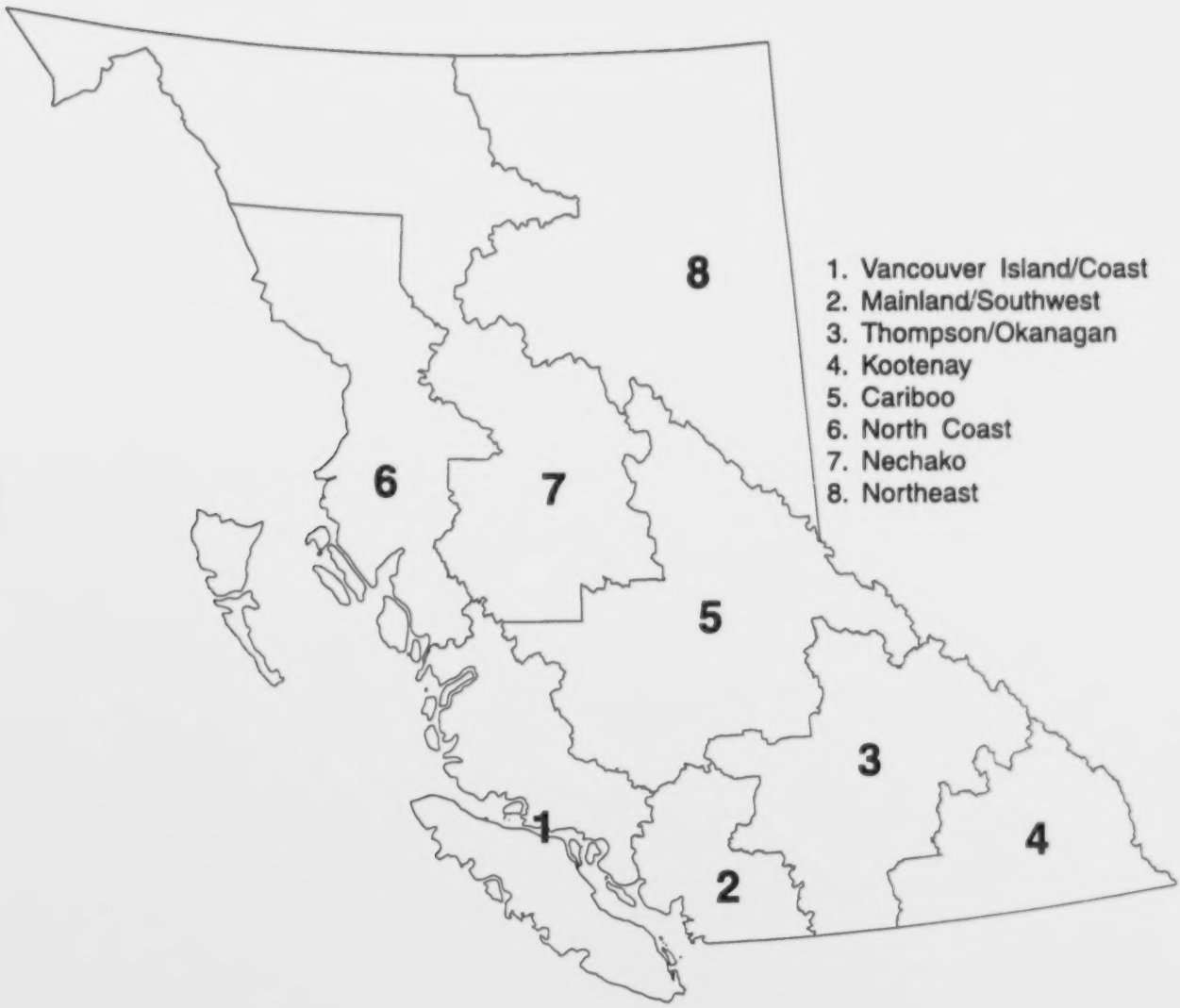
British Columbia
Development Regions



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Vancouver Island/Coast Development Region

Updated July 7, 2004
BC STATS
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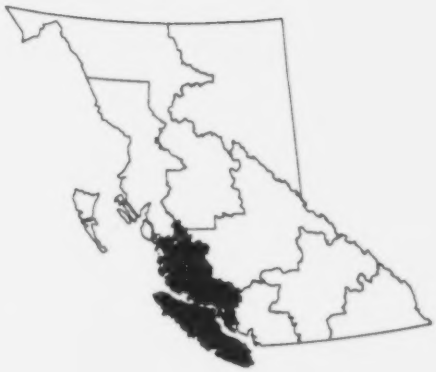


REGION AT A GLANCE

Physical Geography : Mountainous island and coastal terrain with a fertile plain along the east coast of Vancouver Island.
Land Area in Sq. km. : 87,013
Population Density / Sq. km. (2003) : 8.3
Economic Base : Public administration (government), forest based manufacturing, tourism, farming, fishing.

Selected Demographic Characteristics

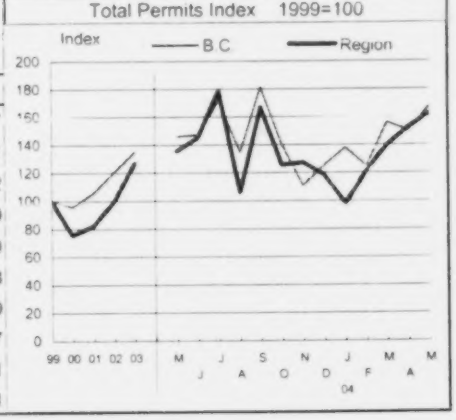
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	31.7	106.2	62.2	122.0	99.3	55.1	476.6	165.1	0.487	0.194	0.681	1976
1981	34.9	99.7	68.2	153.4	106.5	68.1	530.8	200.0	0.410	0.208	0.618	1981
1986	36.9	95.7	58.8	172.4	111.5	81.7	557.0	224.7	0.387	0.238	0.625	1986
1991	39.9	105.2	55.9	201.1	127.6	99.2	628.9	250.4	0.377	0.258	0.635	1991
1996	40.6	118.6	60.1	218.3	158.8	110.0	706.4	288.4	0.364	0.252	0.616	1996
2001	33.1	114.7	62.4	200.2	189.8	119.4	719.6	308.7	0.327	0.264	0.591	2001
2006	29.9	104.2	65.9	188.5	216.8	128.4	733.7	326.1	0.285	0.273	0.557	2006
2011	31.8	96.3	66.2	190.4	239.3	143.4	767.4	353.9	0.258	0.289	0.548	2011
2016	34.0	95.0	65.5	199.3	244.4	170.2	808.4	382.0	0.253	0.334	0.588	2016
2021	34.7	99.5	60.0	210.6	242.9	199.1	846.8	404.3	0.261	0.388	0.649	2021
2026	34.5	103.9	59.7	214.3	240.7	227.1	880.2	422.4	0.269	0.441	0.710	2026
2031	33.6	105.9	63.7	210.1	244.6	250.1	907.9	439.8	0.269	0.482	0.751	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'men		Units
	<-- $ Millions -->						
1996	848.6	274.0	17.4	189.0	67.6	574.6	5,007
1997	713.2	237.6	13.3	168.2	56.1	475.6	3,801
1998	586.6	241.1	29.9	142.1	69.1	345.5	2,752
1999	771.6	413.9	32.3	179.9	201.7	357.7	2,799
2000	581.5	276.6	29.7	147.6	99.3	305.0	1,920
2001	632.0	282.5	34.8	145.1	102.6	349.6	2,258
2002	769.2	265.2	16.5	155.2	93.5	504.1	3,469
2003 p	976.2	342.7	33.9	194.6	114.2	633.5	4,307
YTD May '03	354.7	106.8	5.0	68.8	33.1	247.8	1,721
YTD May '04	432.4	82.8	9.5	56.9	16.4	349.5	2,091



Not all projects require a building permit, not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Vancouver Island/Coast Development Region

Population of Major Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate			2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Vancouver Isl./Coast		**713,690**	**717,997**	**718,343**	**719,914**	Esquimalt	DM	16,653	16,834	16,780	16,710
Saanich	DM	107,402	108,178	107,919	107,964	Central Saanich	DM	15,824	16,018	16,061	16,091
Nanaimo	C	75,355	76,185	76,344	76,736	Colwood	C	14,375	14,344	14,429	14,437
Victoria	C	76,515	77,361	76,987	76,387	Powell River	DM	13,558	13,550	13,480	13,407
Campbell River	DM *	29,759	29,699	29,513	29,617	Comox	T *	11,660	11,660	11,761	11,937
North Cowichan	DM	27,144	27,290	27,361	27,368	Sidney	T	11,332	11,404	11,355	11,372
Courtenay	C *	18,999	19,103	19,236	20,340	Parksville	C	10,592	10,773	10,803	10,932
Langford	DM	19,450	19,661	19,980	20,292	North Saanich	DM	10,838	10,890	10,896	10,923
Port Alberni	C *	18,530	18,515	18,350	18,235	Sooke	DM *	9,119	9,116	9,192	9,305
Oak Bay	DM	18,488	18,572	18,428	18,207	View Royal	T	7,411	7,587	7,762	7,868

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Bella Coola

Bella Coola Rock Project
Arthon Construction Ltd. Ph: (604) 820-6700
Proposed aggregate quarry approximately 2 km from Bella Coola. Mining permit has been offered and markets in California secured. Local consultations and rezoning approval are the next steps. Very preliminary.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 997
Start: Spring 2005
Finish: Fall 2005
Last Update: Mar 2004

Campbell River

Elk Falls Cogeneration Project
Norske Canada Ph: (604) 287-5940
Norske proposes to install electrical generating capability at three Vancouver Island pulp mills at Crofton, Elk Falls and Port Alberni. The proposed projects were included in Norske's registration for bidding in BC Hydro's Vancouver Island Call for Tenders in Nov 2003, although details of each project are not available. However, a project at Elk Falls was described by Norske to the BC Utilities Commission hearings on the Vancouver Island Gas Plant (see separate entry) in summer 2003 as two 46 MW gas turbines and a 12 MW condensing steam turbine. The project could change depending on the outcome of the bidding process currently underway, which is expected to conclude in Aug 2004.

Status: Proposed
Est. Cost ($ million): 127
First Entry: Mar 2004
Project ID: 1072
Start: Spring 2005
Finish: Spring 2006
Last Update: Jun 2004

Campbell River

Quinsam Coal-Fired Power Plant
Quinsam Coal Ph: (250) 286-3224
Early planning stages for a 165 MW coal-fired electricity generating plant approx 20 km east of Campbell River adjacent to the Quinsam coal mine. The proposed project was not selected for consideraton in BC Hydro's Vancouver Island Call for Tenders. The project area was annexed to the City of Campbell River.

Status: Proposed
Est. Cost ($ million): 325
First Entry: Mar 2004
Project ID: 1090
Start: ?
Finish: ?
Last Update: Jun 2004

Campbell River

Thermomechanical Pulp (TMP) Facility
Norske Canada Ph: (250) 287-5940
Norske proposes to increase TMP capacity with a new facility at the existing Elk Falls pulp mill. Norske's registration for bidding made in Nov 2003 in response to BC Hydro's Vancouver Island Call for Tenders includes electricity generating projects at three pulp mills: Crofton, Elk Falls and Port Alberni. A TMP project at Elk Falls was described by Norske to the BC Utilities Commission hearings on the Vancouver Island Gas Plant (see separate entry) as a 28 MW steam recovery project, along with three turbine generating projects at the pulp mills (see separate entries for Duncan, Campbell River and Port Alberni). However, the project could change depending on the selected project(s). The bidding process will conclude in Aug 2004.

Status: Proposed
Est. Cost ($ million): 131
First Entry: Mar 2004
Project ID: 1077
Start: Spring 2005
Finish: Spring 2006
Last Update: Jun 2004

Central Saanich

Tsawout Residential/ Commercial Development
Tsawout Indian Band Ph: (250) 652-9101
Proposed five-phase development of reserve lands including an 18-hole golf course, retail space, resort hotel, native-theme village, and mixed residential units. Phase 1: up to 600,000 sq ft retail space. Phase 2: 110 single-detached and multi-family housing units on leased land. Phase 3: hotel. Plans are at the economic development phase. The access road is in place.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 1998
Project ID: 472
Start: Late 2004
Finish: Summer 2006
Last Update: Jun 2004

Colwood/Langford

Olympic View Neighbourhood
Ph: (250) 478-5590 (Colwood City)
Proposed multi-phase development on 111 ha near Olympic View golf course, to contain 593 dwelling units in Colwood (mix of 317 detached, 330 attached and 270 apartments) and 357 units in the District of Langford. Also included is a 6.9 ha park, a 120-room hotel, 3,500 sq m of office and retail space, and a new 9-hole golf course. Rezoning has been approved. Development permits not yet applied for. Architect: Idealink Architects. Consulting Engineers: Bullock Bauer Associates Ltd.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 8
Start: Fall 2004
Finish: 2006
Last Update: Mar 2004

Crofton

Crofton Gas Turbine Cogeneration Project
Norske Canada Ph: (604) 287-5940
Norske proposes to install electrical generating capability at three Vancouver Island pulp mills at Crofton, Elk Falls and Port Alberni. The proposed projects were included in Norske's registration for bidding in BC Hydro's Vancouver Island Call for Tenders in Nov 2003, although details of each project are not available. However, a project at the Crofton mill was described by Norske to the BC Utilities Commission hearings on the Vancouver Island Gas Plant (see separate entry) in Summer 2003 as two 46 MW gas turbines and a 15 MW condensing steam turbine. The project could change depending on the outcome of the bidding process currently underway, which is expected to conclude in Aug 2004.

Status: Proposed
Est. Cost ($ million): 123
First Entry: Dec 2002
Project ID: 853
Start: Spring 2005
Finish: Spring 2006
Last Update: Jun 2004

Duncan

Georgia Strait Crossing Natural Gas Pipeline
Georgia Strait Crossing Pipeline Ltd. Ph: (604) 528-1600
A joint venture of BC Hydro/Williams Gas Pipeline Co. to transport 2.4 mcmd natural gas through a new 41 cm diameter pipeline originating at Sumas, Washington from an existing pipeline to reach Vancouver Island via an undersea crossing and end at Centra Gas' transmission line south of Duncan, a total distance of 136 km. The National Energy Board and the US Federal Energy Resources Commission approved the pipeline. Capital cost is for the 60 km Canadian portion. This project is linked to the Vancouver Island Generation Project (see Natural Gas Electricity Plant—Nanaimo). Project is awaiting issuance of a Certificate of Public Convenience and Necessity, which is expected in late 2004, which will require the fulfillment of a number of conditions.

Status: Proposed
Est. Cost ($ million): 130
First Entry: Sep 1999
Project ID: 623
Start: Early 2005
Finish: Summer 2006
Last Update: Mar 2004

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1. Vancouver Island/Coast

Esquimalt

Matson Lands Housing Complex
Mandalay Developments Ph: (250) 475-3700
Proposed 120-unit condominium complex, consisting of twin 9-storey condominium buildings and ten 2-storey townhomes on 2.25 ha of land at 847 Dunsmuir Rd, overlooking Victoria's harbour. Almost 1 ha will be set aside as natural greenspace. Rezoning has been approved and working drawings are underway.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 45 — Finish: Early 2005
First Entry: Mar 2000 — Last Update: Jun 2004
Project ID: 635

Gold River

Ucona River Hydroelectric Project
Ucona River Joint Venture Ph: (604) 683-8271
Proposed 35 MW run-of-river hydroelectric power project on the Ucona River near Gold River. Several permits and approvals are being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed — Start: Jun 2005
Est. Cost ($ million): 52 — Finish: Late 2006
First Entry: Mar 2003 — Last Update: Jun 2004
Project ID: 869

Gold River

Gold River Power Project
Green Island Energy Ltd. Ph: (780) 412-3400
Proposed 49 MW wood residue electricity generation project located in Gold River using infrastructure from the closed Bowater pulp mill. The project would eventually be developed to 250 MW in size. Proponent registered to bid in the BC Hydro call for tenders for a Vancouver Island power contract. Selection process expected to be concluded in Aug 2004.

Status: Proposed — Start: Spring 2005
Est. Cost ($ million): 40 — Finish: May 2007
First Entry: Dec 2001 — Last Update: Jun 2004
Project ID: 791

Ladysmith

LNG Storage Facility
Terasen Gas Ph: (604) 592-7480
Terasen Gas is proposing to construct a new liquefied natural gas (LNG) storage facility on 43 ha, west of Mt. Hayes on Vancouver Island, approximately eight kilometres northeast of Ladysmith. The plant will have the capacity to liquefy approx 7.5 mmscfd and vaporize and inject up to 100 mmscfd of natural gas back into the pipeline system. Environmental and social reports completed. Rezoning was approved in May 2004.

Status: Proposed — Start: Jan 2005
Est. Cost ($ million): 30 — Finish: Sep 2007
First Entry: Jun 2004 — Last Update: Jun 2004
Project ID: 1133

Langford

Langford Sheraton Hotel
Starwood Holdings Ltd. Ph: (604) 736-1156 (Architect)
A proposed 121-room Sheraton hotel to be located near the Costco complex in Langford. Plans include building a restaurant and conference room. Public hearings have been held and rezoning was approved in Jun 2004. Architect: Gomberoff Bell Lyon.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 15 — Finish: Late 2005
First Entry: Jun 2004 — Last Update: Jun 2004
Project ID: 1115

Langford

Hull's Field— Mixed Use Residential Development
Harling Point Estates Ph: (250) 385-4565
Proposed 100,000 sq ft shopping centre, 135 apartments and 40 townhouses at 2966 Jacklin Rd/3024 Glen Lake Rd. Bylaws are now in place and the master agreement is complete. Sewers must be built prior to construction start which is expected Summer 2004. Architect: E. Barker Architect.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 50 — Finish: 2006
First Entry: Mar 1999 — Last Update: Jun 2004
Project ID: 545

Langford

Lakeview Estates (Lakewood Neighbourhood)
Oakcrest Park Estates Ltd. Ph: (250) 727-2325
Proposed 400,000 sq ft townhome/condo and single-family development in 923 units, 17,500 sq ft of commercial space and park and school space at 1220 Parkdale Dr. The project was approved-in-principle Nov 2003 with final approval expected in Jul 2004. Site servicing will then take 12 to 18 months to complete. Engineer: 1st Team Engineering Ltd.

Status: Proposed — Start: Summer 2005
Est. Cost ($ million): 50 — Finish: 2009
First Entry: Mar 1999 — Last Update: Jun 2004
Project ID: 550

Langford

Goldstream Meadows Residential Development
Goldstream Meadows Ltd. Ph: (250) 474-6919 (Langford City)
Proposed 415-home subdivision including townhouses, modular homes, apartments and condos, a lakefront park and a 70,000 sq ft commercial centre on 135 acres. Site is currently a gravel pit on 55 ha at the west end of Langford Lake bordered by Hwy 1, Lakehurst Dr, the lake and E&N Railway line. Original project now changed to include modular homes, townhouses, a park, preservation of a wetland, and a business park. Application to amend the zoning is in final stages. Bas Smith Architecture Inc. is the architect for the townhouse units.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 36 — Finish: 2008
First Entry: Sep 1997 — Last Update: Jun 2004
Project ID: 15

Metchosin

Centre Mountain Golf Course and Lodge
Centre Mountain Ph: (250) 474-3167 (Metchosin)
An 18-hole golf course and resort consisting of three resort lodges and cabins, totalling 265-units and involving 126 ha, received approval for development in Dec 2003. Zoning is complete and the development permit application will be submitted some time in mid-2004.

Status: Proposed — Start: Spring 2005
Est. Cost ($ million): 15 — Finish: Late 2006
First Entry: Dec 2003 — Last Update: Mar 2004
Project ID: 1026

Nanaimo

Waterfront Condominium Development—38 Front Street
Cape Development Corporation Ph: (250) 755-4429 (Nanaimo City)
187-condominiums and 19,000 sq ft of commercial space to be developed on Front St on the site of the Malaspina Hotel. Rezoning application was submitted in Apr 2004.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 15 — Finish: Fall 2005
First Entry: Mar 2004 — Last Update: Jun 2004
Project ID: 1088

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Nanaimo

Vancouver Island Conference Centre
City of Nanaimo Ph: (250) 755-4429
Public-private partnership proposals being invited from firms or consortiums interested in developing a new hotel and conference centre (providing 200 rooms, 40,000 sq ft of meeting space, as well as other ancillary uses) to be located in the downtown core of the City. Front Street Projects' (majority owner InSight Holdings) proposal to redevelop the old Malaspina Hotel into a conference centre and 169-room hotel has been withdrawn. The waterfront Foundry site on the north edge of downtown and the Gordon St property in the downtown are being evaluated. The city still intends to pursue the project.

Status: Proposed
Est. Cost ($ million): 42
First Entry: Sep 2001
Project ID: 760
Start: Jan 2005
Finish: Mar 2006
Last Update: Mar 2004

Near Nanaimo

Terasen Vancouver Island Gas System Upgrades
Terasen Utilities Ph: (403) 514-6401
Terasen's proposal, as an alternative to the Vancouver Island Generation gas electricity project, is to develop a Vancouver Island Liquefied Natural Gas (storage) facility and add to the pipeline distribution system. Rezoning has been approved for a site for the proposed LNG facility. Preliminary details were presented to recent BC Utilities Commission hearings on the Vancouver Island Generation project (see separate entry of that name in Nanaimo). Terasen is expected to file for a Certificate of Public Convenience and Neccessity in July 2004.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2003
Project ID: 972
Start: Early 2005
Finish: Nov 2007
Last Update: Jun 2004

Oak Bay

Oak Bay Beach Hotel Replacement
Kevin Walker Ph: (250) 598-4556
Development of a new 100,000 sq ft hotel and spa, on the site of current 45,000 sq ft Oak Bay Beach Hotel at 1175 Beach Drive. Public consultation underway.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1157
Start: ?
Finish: ?
Last Update: Jun 2004

Parksville

Parksville Resort
Pacific Beach Investments Ph: (250) 248-6144 (City of Parksville)
Multi-use development proposed for the site where the Island Hall Beach Resort currently stands. The plan for Phase 1 is a resort-hotel with conference facilities, a spa and pool, while Phase 2 plans are for 4-storey and 9-storey residential buildings, as well as a restaurant. Rezoning has been approved. Development permits not yet applied for.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2003
Project ID: 1049
Start: Late 2004
Finish: 2011
Last Update: Jun 2004

Port Alberni

Eagle Rock Materials Project
Eagle Rock Quarry Ph: (250) 720-2700
(Alberni-Clayoquot Regional District
Proposed gravel pit in the Port Alberni Inlet area, with a 100-year mine life. Project will supply gravel to the California market. Environmental assessment approval issued Sep 17, 2003 and remaining approvals being sought. Process for seeking financing underway.

Status: Proposed
Est. Cost ($ million): 115
First Entry: Dec 2002
Project ID: 839
Start: Summer 2004
Finish: Fall 2005
Last Update: Mar 2004

Port Alberni

Port Alberni Aluminum Smelter
Alberni Aluminum Company Ph: (250) 723-2146 (City of Port Alberni)
A feasibility study was completed to determine the potential for locating an aluminum smelter in Port Alberni, to produce 360,000 tonnes/year of aluminum and would require 650 MW of electricity annually. Project is being actively promoted and is at the investor recruitment stage. Discussions are ongoing with province and investors.

Status: Proposed
Est. Cost ($ million): 1400
First Entry: Dec 2000
Project ID: 710
Start: Summer 2009
Finish: 2011
Last Update: Mar 2004

Port Alberni

Port Alberni Cogeneration Plant
Norske Canada Ph: (604) 287-5940
A project at the Crofton mill was described by Norske to the BC Utilities Commission hearings on the Vancouver Island Gas Plant (see separate entry) in summer 2003 as 45 MW gas turbine. Project could change depending on the outcome of the bidding process currently underway, which is expected to conclude in Aug 2004.

Status: Proposed
Est. Cost ($ million): 55
First Entry: Dec 1997
Project ID: 22
Start: Spring 2005
Finish: Spring 2006
Last Update: Jun 2004

Port Hardy

Holberg Wind Energy Project
Stothert Power Corp/Global Renewable Energy Partners Inc.
Ph: (604) 681-8165
Proposed 58 MW wind power project, to include up to 45 wind turbine generators, on the northwest coast of Vancouver Island 40 km west of Port Hardy. Anemometer towers are being erected. Several permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Jun 2003
Project ID: 975
Start: Spring 2005
Finish: Fall 2005
Last Update: Jun 2004

1. Vancouver Island/Coast

Port Hardy

Knob Hill Wind Power Project
Sea Breeze Energy Inc. Ph: (604) 689-2991
A 450 MW in wind farm holding located on a 400 m high plateau covering 42 sq km, north of Port Hardy. The project was not selected to be considered in BC Hydro's recent call for electricity on Vancouver Island, however, the project is proceeding with approvals and is being reviewed under the BC Environmental Assessment Act. Website: www.seabreezeenergy.com

Status: Proposed
Est. Cost ($ million): 250
First Entry: Jun 2002
Project ID: 813
Start: Spring 2005
Finish: Spring 2006
Last Update: Jun 2004

Port Mcneill

Orca Sand and Gravel Project
Polaris Minerals Corporation Ph: (604) 915-5000
Sand and gravel project with a production capacity of up to 6,000,000 tonnes per year located 4 km West of Port McNeill. The project has entered the BC Environmental Assessment Act process.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2004
Project ID: 1160
Start: ?
Finish: ?
Last Update: Jun 2004

Saanich

Highway 17 Upgrades
Ministry of Transportation Ph: (250) 387-7740
Proposed addition of several interchanges and upgrades to the Pat Bay Hwy for the 25 km portion linking the Swartz Bay ferry terminal to Victoria. Project was tendered in Jun 2004.

Status: Proposed
Est. Cost ($ million): 112
First Entry: Mar 2002
Project ID: 795
Start: Jul 2004
Finish: Fall 2004
Last Update: Jun 2004

Saanich

773 Cordova Bay Road Residential and Industrial Project
Trio Ready Mix Ltd. Ph: (250) 475-1775 (Saanich Municipality)
Proposed 110 residential units and mini-warehouses on 26.2 ha site at 773 Cordova Bay Rd. Subdivision application remains pending for boundary adjustment. Architect: Number Ten Architect Group.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 1997
Project ID: 25
Start: Summer 2005
Finish: Summer 2007
Last Update: Jun 2004

Sidney

Seaport Project
Marker Developments Ltd. Ph: (250) 658-3829
Proposed 52-room boutique hotel to be built on town-owned waterfront property, along Beacon Ave. Plans include a spa, pool, retail space, 39 condominium apartments, and parking lots. Plans may also include a new Sidney museum and ecological centre. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1111
Start: Spring 2005
Finish: Summer 2006
Last Update: Jun 2004

Sooke

Silver Spray Resort
Michael and Roxanne Thornton Ph: (604) 681-3565
Proposed 174 acre, 85-suite hotel/lodge, 127 single-family homes, 9-hole golf course and 115 berth marina. Project is awaiting final subdivision approval and seeking financing.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 1999
Project ID: 677
Start: Fall 2004
Finish: 2010
Last Update: Jun 2004

Victoria

Condominium Tower and Greater Victoria Art Gallery
Austin Hamilton Ph: (250) 361-0382
A proposed 14–16 storey, 56 -unit condominium tower to be located behind the Crystal Court Motel on Belleville St. Plans include a 30,000 sq ft satellite building for the Greater Victoria Art Gallery. Project requires rezoning and building permits. Very preliminary.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2004
Project ID: 1116
Start: Early 2006
Finish: Late 2006
Last Update: Jun 2004

Victoria

Corazon
Chard Development Ltd. Ph: (250) 381-1345
A proposed 12-storey, 76-unit residential development to include condominiums, townhomes and penthouses at 732 Cormorant. Website: www.corazonvictoria.com

Status: Proposed
Est. Cost ($ million): 17
First Entry: Jun 2004
Project ID: 1135
Start: Aug 2004
Finish: Late 2005
Last Update: Jun 2004

Victoria

James Bay Residential and Commercial Development
Stan Sipos Ph: (250) 592-9953
A proposed 5-storey, 48-unit residential and commercial development located at 225 Menzies. Apartments would be above shops and underground parking. Victoria City council has agreed to send the project to a public hearing.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1145
Start: Fall 2004
Finish: Spring 2006
Last Update: Jun 2004

Victoria

Oswego Boutique Hotel
James Bay Investments Ltd. Ph: 1 (866) 721-0324
A proposed 10-storey, 80-unit boutique hotel and condo development at the corner of Kingston and Oswego. Architect: Cannon Design.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1140
Start: Fall 2004
Finish: Nov 2005
Last Update: Jun 2004

Victoria

Parkside Victoria Resort and Spa
Fairfield Venture Inc. Ph: (250) 468-7121
130,000 sq ft time-share residential complex on Blanshard St between Humboldt St and Fairfield Rd. Plan includes two 8-storey buildings connected by a glass atrium, and commercial space on the ground floor. Amenities include a spa and medical clinic. Development permits nave been approved.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Jun 2004
Project ID: 1102
Start: Late 2004
Finish: Early 2006
Last Update: Jun 2004

Victoria

University of Victoria McPherson Library Expansion
University of Victoria Ph: (250) 721-6100
The project is described in the 2004/2005 Five Year Capital Plan as an expansion of the McPherson Library. Early planning stage.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2004
Project ID: 1079
Start: ?
Finish: ?
Last Update: Mar 2004

Victoria

University of Victoria Science Building
University of Victoria Ph: (250) 721-6100
This project is described in the 2004/2005 Five Year Capital Plan as a 7,500 sq m facility to house the expanding needs of the Science Faculty. Early planning phase.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Mar 2004
Project ID: 1078
Start: ?
Finish: ?
Last Update: Mar 2004

Victoria

VENUS Project
University of Victoria Ph: (250) 472-5364
A network of undersea sensors to provide real time information on the behaviour of these water bodies and the seafloor onto the internet. The prototype line 3 km into Saanich Inlet from Pat Bay will start construction in Fall 2004 and will focus on design development of seafloor junction boxes, instrument testing, and inlet studies. Two other fibreoptic cables will be laid in Fall 2005 across the Strait of Georgia from near the Tsawwassen ferry terminal (to measure water properties, seismic events, whale acoustics, fish migrations and the stability of the Delta, which is prone to collapse events) and across the Juan de Fuca Strait from south of Race Rocks. The first three lines received $10.3 million funding and a RFQ for a partnership that closed in Mar 2004. Negotiations have begun with Global Marine Systems and OceanWorks to design, build, test, and deploy the wet plant portion of the VENUS observatories. The University of Washingtons Applied Physics Lab is putting together a US proposal to extend the array across the entire width of the Juan de Fuca Strait. The Project is funded by several research organizations and is related to the NEPTUNE Project (see separate entry). Website: www.venus.uvic.ca

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 2004
Project ID: 1076
Start: Fall 2004
Finish: Fall 2006
Last Update: Jun 2004

Victoria

Victoria Recreation Centres
City of Victoria Ph: (250) 361-0365
Proposed construction of four new recreation centres (Harris Green, Oaklands, Gorge, Fairfield) to replace 12 existing aging facilities for recreation, community and senior use. Public consultation commenced.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2004
Project ID: 1092
Start: 2006
Finish: 2010
Last Update: Mar 2004

Victoria

Victorian Imperial Princess (Douglas Street Casino and Hotel)
Vancouver Island Entertainment Inc. Ph: (250) 361-0382 (Victoria City)
Redevelopment of property for a hotel and casino. Casino would be located in the Now furniture building at 2269 Douglas St, with two 12-storey hotel towers being built across the street, for a total of 304,000 sq ft. The targeted start date for the casino, which would open first, is Summer or Fall 2004. Project still needs approval from municipal and provincial governments. A PricewaterhouseCoopers study suggests that an additional casino could double the region's current level of gaming activity. Rezoning or council resolution in support of the casino is required. Website: www.buildingvictoria.com

Status: Proposed
Est. Cost ($ million): 52
First Entry: Mar 2004
Project ID: 1055
Start: Summer 2004
Finish: Summer 2005
Last Update: Jun 2004

Victoria

NEPTUNE Canada Project
University of Victoria Ph: (250) 472-5377
The NEPTUNE project will lay a 3,000 km network of powered fibre optic cable on the seabed over the Juan de Fuca tectonic plate, a 200,000 sq km region in the northeast Pacific off the coasts of British Columbia, Washington and Oregon. Funding is approved.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2003
Project ID: 1036
Start: Summer 2007
Finish: 2010
Last Update: Jun 2004

Victoria

Pacific Sport Institute
Pacific Sport and Camosun College Ph: (250) 370-3602
The proposed sports complex would include a triple gymnasium, lit all-weather playing fields, a 5,000-seat stadium and athlete residences. Applications have not yet been made to the city. A feasibility study was completed in Jun 2004, and project is not likely to begin for at least a year.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1027
Start: Summer 2005
Finish: 2009
Last Update: Jun 2004

Victoria

Vacation Ownership Club
Pearson Group, The Ph: (250) 468-7121
A vacation ownership club development in downtown Victoria at Humbolt and Blanshard includes approx 135,000 sq ft of suites and commercial space including 141 bedroom units, a gourmet market, restaurants and a spa.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 881
Start: Fall 2004
Finish: Summer 2006
Last Update: Jun 2004

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Victoria

Residential Towers Songhees
Focus Equities Alberta Ph: (250) 475-3700
Proposed development on remaining lot in Songhees of 3 residential towers, 10- , 11- and 13-storeys, and series of townhouses totalling 597 units. Rezoning and development permits are in place, and construction of a park has been completed. Architect Paul Merrick Architects Ltd. Website: www.divprop.com

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 847
Start: Summer 2004
Finish: Fall 2010
Last Update: Jun 2004

Victoria

Royal Roads University Campus Building Development
Royal Roads University Ph: (250) 391-2524
The campus plan for Royal Roads University was adopted in 2001 to include Sustainable Development and Green Building Principles. Phase 1 redevelopment includes two projects: renovation of the Grant Building, a 5,760 sq m National Heritage-designated structure to house academic spaces, lecture hall, student services, cafeteria, labs and offices, is complete. The second project was on hold, but is now reactivating. It includes a $36 million new Living-Learning Centre which will provide student residences and additional classrooms. It is to be located on the parking lot site behind the Grant Building, and be built through a public-private partnership. An additional academic building, worth $15 million, is planned to provide new office and class space. Architect: Williams + D'Ambrosio Architects.

Status: Proposed
Est. Cost ($ million): 62
First Entry: Jun 2002
Project ID: 823
Start: Sep 2002
Finish: 2007
Last Update: Jun 2004

Victoria

Hotel and Residential Complex—Pandora Avenue and Fisgard Street
626661 BC Ltd.
Proposed 7-storey hotel-condominium complex bordered by Pandora Ave and Fisgard St. The City has recommended a development and heritage alteration permit for the Buckerfield's building at 528–532 Pandora Ave which will be restored and integrated into the complex. The proposed project includes two buildings: a 7-storey, 99-room hotel facing Pandora St, and a 6-storey residential building containing 78 condominiums, facing Fisgard St. Development permit had been approved, but has since expired. Project may have changed as the property has been sold to a new owner.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2001
Project ID: 778
Start: ?
Finish: ?
Last Update: Jun 2004

Victoria

Belleville Ferry Terminal Redevelopment
City of Victoria/Provincial Capital Commission Ph: (250) 953-8800
Proposed redevelopment of the Belleville Street terminal at Victoria's inner harbour which currently accommodates three ferry lines (MV Coho, Victoria Clipper, and Victoria Express). Plans are for a 45,000 sq ft, 3-storey terminal to include a 2-storey Canada Customs and tourist services building, an underground vehicle area for cars boarding the Coho ferry and a 10,000 sq ft commercial space. Land is rezoned. Design guidelines have gone to the Advisory Design Panel. A development permit application is approved. Once design guidelines are complete, the Provincial Capital Commission is expected to request proposals for a public/private partnership for the development. Construction will be in phases and only during the winter months to minimize disruptions to summer tourism. Project is under review by provincial government.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 1999
Project ID: 548
Start: Fall 2005
Finish: Spring 2006
Last Update: Jun 2004

Victoria

Victoria Sewage Treatment Plant
Capital Regional District Ph: (250) 360-3000
Proposed sewage treatment plant for Victoria to divert outfalls from Clover and Macaulay Points. A liquid waste management plan was completed mid-2000 and has been accepted by the provincial government. There are no specific plans to begin the project.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 1999
Project ID: 552
Start: 2020
Finish: ?
Last Update: Mar 2004

Victoria

Conventional Ferries Construction
BC Ferries Corporation Ph: (250) 381-1401
A bidding process is underway for construction of two new C-class major ferries for the BC Ferries system. 22 ships in total are planned to be replaced with new ferries by 2020. Three companies are shortlisted currently for constructing the two ferries. Estimated cost is for the two new ferries.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Mar 1998
Project ID: 400
Start: ?
Finish: ?
Last Update: Jun 2004

View Royal

Thetis Cove Estates
Kevin Weaver Ph: (250) 385-4565 (Architect)
A proposed high-density residential settlement to include several hundred units in nine buildings which range in height up to 14 storeys. 500 to 600 underground parking spaces would be provided. Land requires some excavation of contaminated soil. Two open houses were held in late Jun 2004.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1144
Start: Spring 2005
Finish: 2011
Last Update: Jun 2004

Zeballos

Zeballos Lake Hydro Project
Pacific Rim Power Corp. Ph: (604) 576-3175
Run-of-river power project near Zeballos to generate approx 22 MW of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Seeking other required approvals.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Sep 2003
Project ID: 1010
Start: Fall 2004
Finish: Spring 2006
Last Update: Mar 2004

STATUS: ON HOLD

Ladysmith

Granby Harbour
Concept Bank—SVR Acquisitions Ltd. Ph: (604) 298-9965
Proposed 10-year comprehensive residential, commercial, retail development in Ladysmith Harbour, designed to fit into the existing town grid system and preserve historical aspects of the coal mining era. To include: 100 fixed and 25 floating rooms in a hotel built on the harbour, a floating home subdivision, condos, multifamily and single-family living units, a graduated retirement community, a small convention centre of 300-seats, restaurant/lighthouse, yacht club, and marina. A master plan is complete. Stabilization and reclamation of Slag Point and harbour await federal, provincial and municipal approval. Phase 1 development will commence with construction of the major components (the amenities, retirement village and hotel). Permits not yet applied for. Architect: Paul Merrick Architects.

Status: On hold
Est. Cost ($ million): 300
First Entry: Mar 2000
Project ID: 13
Start: ?
Finish: ?
Last Update: Mar 2004

Langford

Langford Power Centre
Alliance Blue Corporation Ph: (250) 474-6919 (Langford City)
Proposed development of a 350,000 sq ft shopping centre with parking for 1,500 vehicles. 14 single-family homes are planned for the north end of the site. Developer has agreed to six-laning Millstream Rd from McCallum Rd to Treanor Ave, as well as installation of bike lanes, treed boulevards and sidewalks. Project has received re-zoning. Website: www.alliancebluecorp.com

Status: On hold
Est. Cost ($ million): 56
First Entry: Dec 2001
Project ID: 780
Start: ?
Finish: ?
Last Update: Jun 2004

Nanaimo

Vancouver Island Generation Project
BC Hydro Ph: (604) 528-1600
Up to 295 MW natural gas-fired generating plant in the Nanaimo area on Vancouver Island at a pulp mill site at Duke Point. The proposed Georgia Strait Crossing (GSX) natural gas pipeline which is associated with this project (see separate entry) has been approved by the National Energy Board. The BC Utilities Commission ruled (Sep 8, 2003) that the proponent must first seek other lower cost alternatives to providing power on Vancouver Island. A call for proposals for firm power over 25 MW was issued on Oct 31, 2003 and 23 bidders have registered. This project received its Environmental Assessment Act approval on Dec 17, 2003 and will either proceed as a BC Hydro project, be sold to another developer, placed on long term hold, or cancelled.

Status: On hold
Est. Cost ($ million): 380
First Entry: Jun 2000
Project ID: 663
Start: ?
Finish: ?
Last Update: Mar 2004

Port Hardy

Limestone Quarry
Graymount Western Ph: (403) 250-9100
Proposed limestone quarry on northern Vancouver Island to yield approximately 250,000 tonnes/yr. There are two possible sites being examined at Marnie Bay and Nimkish Lake, with Marnie Bay the most likely to be developed. Environmental studies are completed for the Marnie Bay site. The project is on long-term hold.

Status: On hold
Est. Cost ($ million): 50
First Entry: Sep 1999
Project ID: 606
Start: 2006
Finish: 2008
Last Update: Sep 2003

Salt Spring Island

Channel Ridge Village
Property Team Inc. Ph: (250) 384-2400 (Architect)
Village containing 75,000 sq ft of commercial space and residential settlement of 577 homes (developed in clusters of medium-density) on a 90 acre site. Project has been on hold but may be reactivating. Development permits are currently being discussed. Architect: de Hoog D'Ambrosio Rowe Architects.

Status: On hold
Est. Cost ($ million): 170
First Entry: Dec 1997
Project ID: 28
Start: ?
Finish: ?
Last Update: Jun 2004

Victoria

Victoria Conference Centre Expansion
Victoria Conference Centre Ph: (250) 361-1000
Proposed bid for a 25,000 sq ft expansion of the conference centre into the existing Crystal Garden space owned by the Provincial Capital Commission to include additional adjacent space owned by the Conference Centre. Decision was made against the bid in Jun 2004. Project is permanently on hold.

Status: On hold
Est. Cost ($ million): 20
First Entry: Mar 2004
Project ID: 1083
Start: ?
Finish: ?
Last Update: Jun 2004

STATUS: CONSTRUCTION STARTED

Colwood

Royal Bay Housing Development
Construction Aggregates Ltd. Ph: (250) 478-8311
Multi-phase (2,800 homes) development on 250 ha site on Metchosin Rd over 20 years. Phase 1 includes 646 single-family units, duplex homes, and townhouses. Later phases will include townhomes and commercial space, 3 schools, parks and a 7.5 km perimeter greenway. Included in Phase 1 are The Hatley and The Delora. They are completely serviced and all lots are sold. Construction is well underway on Phase 1A : The Woods which will have 119 lots, 3 duplex lots and 103 townhomes, and will be ready for occupancy in late 2004. This will be followed by the development of Phase 1D: The Bluffs, which will have 78 detached lots, 30 townhomes, and a 30 acre Latoria Creek Park. The construction of the school is not yet definite. Phase 2 will include 1,500 housing units in apartment blocks (up to 9-storeys), townhouses, single-family homes, and apartments built on top of stores. Primary planning consultant: Cityspaces Consulting.

Status: Construction started — Start: Mar 2000
Est. Cost ($ million): 150 — Finish: 2020
First Entry: Dec 1997 — Last Update: Jun 2004
Project ID: 7

Courtenay

Mt. Washington Alpine Resort
Mt. Washington Ski Resort Ph: (888) 231-1499
Several projects completed including a hotel, lodge renovation, upgrading of sewage treatment plant and new quad chairlift. Several projects will start construction in summer 2004: Bear Lodge, a 60-unit lodge which is available for pre-construction sales, a firehall/public works building, and a $3 million quad lift. In preparation for the 2010 Olympics, the resort's expansion will include a Training Centre with meeting rooms, fitness room, offices and equipment maintenance area, a Stadium Oval, as well as plans for a building to provide hostel-style accommodations. 45+ kilometres of Nordic trails will be added and the Biathlon range will be upgraded.

Status: Construction started — Start: Summer 2000
Est. Cost ($ million): 100 — Finish: 2009
First Entry: Sep 1997 — Last Update: Mar 2004
Project ID: 45

Esquimalt

CFB Esquimalt Projects
Department of Defence Ph: (250) 363-7928
Three projects are in progress: 1) $35 million Colwood Refueling Facility started in Dec 2001 was awarded to North American Constructors Ltd and will be completed by Sep 2004, 2) $14.5 million Naval Officers Training Centre design-build started in Aug 2003 was awarded to Westeinde Construction Ltd and will be completed by Aug 2004, 3) $46 million Fleet Maintenance Facility, Cape Breton started in Aug 2003 was awarded to Monad Constructors Ltd to be completed by Jul 2005. Tender for a Corrosive Fluids Facility was awarded to Farmer Construction in Apr 2004 and construction began in May 2004. The facility will be used to store fluid from submarine batteries, as well as to charge batteries and for general maintenance.

Status: Construction started — Start: Jan 1999
Est. Cost ($ million): 170 — Finish: 2007
First Entry: Dec 1997 — Last Update: Jun 2004
Project ID: 12

Langford

Lavender Town Square
Ph: (250) 474-6919 (Langford)
Three buildings at 817, 825 and 837 Goldstream will provide 60 seniors with assisted living suites and approx 140 live-work units. Architect: Eric Barker Architect Inc.

Status: Construction started — Start: Mar 2004
Est. Cost ($ million): 20 — Finish: Summer 2005
First Entry: Sep 2003 — Last Update: Mar 2004
Project ID: 1000

Langford

Bear Mountain Golf Resort and Residential Development
Bear Mountain Master Partnership Ph: (250) 474-7344
28 phase residential development (2,200 homes) to include two Jack Nicklaus golf courses, 110,000 sq ft clubhouse and retail village over 20 years. The first golf course is complete. The first residents of the Phase 1 Gateway Neighbourhood moved in at the end of 2003. The hotel complex includes the 65-unit Fairways Villa, which is under construction, and the $30 million Clubhouse hotel. Phase 2 was originally to include a second golf course, 185 homes, 50 townhouses and 12,000 sq ft of commercial space in the Highlands community, but has been revised. The revised plan now includes 150 single-family homes, and the golf course has been redesigned to move it away from sensitive wetlands. A "hotel cabin" component has been added, with up to 200 cabin units and 100 conventional hotel rooms, and a treatment plant. Phase 2 is in rezoning.
Website: www.bearmountaingolf.com

Status: Construction started — Start: Mar 2002
Est. Cost ($ million): 50 — Finish: 2014
First Entry: Dec 2002 — Last Update: Jun 2004
Project ID: 841

Langford

Westwind Plaza
Bill Beadle Ph: (250) 478-3121
Six buildings with total of 9,896 sq m of commercial and retail space, along with 168 parking spaces, on 1.8 ha at 741 Goldstream Ave. Phase 1: Beer and wine store is complete. Phase 2: 35,000 sq ft development including 125-seat restaurant, 125- seat pub and 8,000 sq ft commercial/retail space (construction complete), nightclub and cabaret are also complete. Two commercial/retail buildings were completed in early 2004, and there are two more buildings that are currently in the planning stage. Architect: Moore Patterson Group.

Status: Construction started — Start: Late 1999
Est. Cost ($ million): 20 — Finish: Summer 2004
First Entry: Jun 1999 — Last Update: Jun 2004
Project ID: 562

Nanaimo

Malaspina University College Expansion
Malaspina College Ph: (250) 753-3245
Ongoing construction program has completed a 5-storey (approx 60,000 sq ft) applied sciences/ training & education centre, a heavy-duty construction shop and physical plant, and seismic upgrading and expansion of two cafeterias. Construction of an office building for the International Program was completed in Jul 2003. An expansion of the Library was awarded Sep 2003 to Knappett Construction and is expected to complete Fall 2004. Centre for shellfish research is under construction. An RFP to construct student residences is currently in the planning stage.

Status: Construction started — Start: Jan 2001
Est. Cost ($ million): 21 — Finish: Early 2005
First Entry: Jun 2000 — Last Update: Mar 2004
Project ID: 675

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Nanaimo

Nanaimo Regional General Hospital—Acute Expansion Phase II.
Vancouver Island Health Authority Ph: (250) 755-3010
Phased renovation of existing space and completion of new space, to include 10 operating rooms and expansions of perinatal, surgical day care areas. Design of the maternity building is currently underway, with construction expected to begin mid-2005. Construction contract awarded to: Bird Construction. Website: www.viha.ca

Status: Construction started
Est. Cost ($ million): 29
First Entry: Sep 1997
Project ID: 18
Start: Oct 2003
Finish: Spring 2006
Last Update: Jun 2004

Nanoose

Pacific Shores Resort and Spa
Ocean Place Holdings Ltd. Ph: (250) 468-7121
Development of time share (127 two-bedroom units) totalling 170,000 sq ft to be constructed in phases. 76 units completed, consisting of 64 time share and 12 wholly-owned units. An additional 18,000 sq ft including a restaurant, poolside caf, gift shop, daycare, convenience store, lounge and administration office were completed May 2003. The next phase is approx 30 two-bedroom units, which will be built according to the market.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 1997
Project ID: 20
Start: Spring 1998
Finish: Late 2005
Last Update: Jun 2004

North Saanich

Victoria International Airport Expansion
Victoria Airport Authority Ph: (250) 953-7554
Expansion of air terminal building (approx 3,700 sq m) to include: two-level glass Arrivals hall, tripling of baggage pick-up area, covered walkways, retail outlets, a Business Centre, food and beverage services and new loading bridges. Building construction started in Sep 2000. Stages 1 to 5 completed. Stage 6: The construction of the departure and passenger check-in area has been approved and began construction May 2004. The final phase is valued at $11.2 million. Architect: Moore Paterson Group. Project Manager: Durwest Construction Ltd.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Jun 1999
Project ID: 563
Start: Late 2000
Finish: Spring 2006
Last Update: Jun 2004

Oak Bay

Carlton House Seniors Residences
Ph: (250) 598-3311 (Oak Bay Municipality)
Assisted-living condominiums in a 4-storey, 88-unit building located at Oak Bay Ave and Elgin St.

Status: Construction started
Est. Cost ($ million): 14
First Entry: Dec 2002
Project ID: 852
Start: Jul 2003
Finish: Late 2004
Last Update: Jun 2004

Qualicum Beach

The Gardens at Qualicum Beach Seniors Facility
CPAC (Care) Holdings Ltd and Mancal Lifestyles Ph: (250) 370-8294
(Vancouver Island Health Authority)
New 225 unit seniors development consisting of independent apartments, assisted living and complex care.

Status: Construction started
Est. Cost ($ million): 28
First Entry: Jun 2004
Project ID: 1152
Start: Jun 2004
Finish: Sep 2005
Last Update: Jun 2004

Saanich

5300 Cordova Bay Road Sayward Hill Development
Jawl Industries/McArthur Park Estates Ph: (250) 475-1775
(Saanich Municipality)
215-unit residential buildings, 1,100 sq m commercial space, and 9-hole golf course on 15 ha at 5300 Cordova Bay Rd. The residential development consists of 12 separate complexes. Four buildings are complete and two townhouse complexes were completed Aug 2003. The golf course and club house are complete. Two main additional buildings are under construction.

Status: Construction started
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 26
Start: 1998
Finish: 2006
Last Update: Mar 2004

Sooke

Sooke Sewage Treatment Plant
District of Sooke Ph: (250) 642-1634 (District of Sooke)
Sewage collection system and a wastewater treatment plant for the Sooke community. EPCOR, a wholly owned entity of the city of Edmonton, signed a design, build and operate agreement for the sewage system in Spring 2004.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Jun 2003
Project ID: 946
Start: Spring 2004
Finish: Fall 2005
Last Update: Jun 2004

Sooke

Sunriver Estates (Shambrook Hill Development)
Swiftsure Development Ph: (250) 642-1634 (District of Sooke)
650 residential units including 100 multi-family units on 382 acres on Phillips Rd. Plans include a 3,000 sq ft day-care and an elementary school. Project is to be built in 5 phases. Construction of Phase 1A single-family units and Phase 1B are complete. Phase 1C is in the subdivision process.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2002
Project ID: 834
Start: Sep 2003
Finish: 2007
Last Update: Jun 2004

Ucluelet

Ucluelet Mixed Use Development
Marine Drive Properties, Elke Loof-Koehler Ph: (250) 726-7744
(District of Ucluelet)
Multi-use development on 40 ha of waterfront in Ucluelet which includes 200 townhomes, a pub, restaurant, major hotel, wellness center, spa and seniors home. Affordable housing and retail space are also included. There is a provision for a pool, skateboard park, and accomodation for the Wild Pacific Trail. Adjacent to the Loof-Koehler Marine Drive Properties Ltd. land is 50 acres which has been sold to the company by the district. Site servicing began Summer 2003. Construction of 18 townhomes, called Big Beach Estates, began in late 2003. Construction will begin on the brew-pub and restaurant in Fall 2004 for a Spring 2005 opening.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Dec 2002
Project ID: 840
Start: Late 2003
Finish: Fall 2005
Last Update: Jun 2004

Victoria

University of Victoria Student Housing
University of Victoria Ph: (250) 721-6100
Three separate buildings containing 480 dorm-style rooms and a wellness centre.The split three-to-four level, 6,995 sq m building is scheduled for completion by Summer 2004. Four separate residences are under construction: Cluster housing (116 beds) completed construction in May 2003. Dormitory housing (60 beds) completed construction Mar 2004. Two dormitory housing units (294 beds and 126 beds)) will complete construction in Summer 2004. General contractor: Cowichan Bay Contractors Ltd.

Status: Construction started
Est. Cost ($ million): 23
First Entry: Mar 2004
Project ID: 1065
Start: Fall 2003
Finish: Summer 2004
Last Update: Jun 2004

Victoria

Parc Residences
West Bank Projects Ph: (250) 920-7272
A 12-storey, 129-unit residential tower at the corner of Wilson St and Tyee Rd is under construction. Architect: James K. M. Cheng Architects Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 967
Start: Fall 2003
Finish: Nov 2004
Last Update: Mar 2004

Victoria

University of Victoria Engineering/Computer Science Building
University of Victoria Ph: (250) 721-6139
A new 7,800 sq m engineering technology building will double the student spaces for computer science and engineering co-op programs, allowing an additional 118 undergraduate and 23 graduate full-time places by 2006. The building will have classrooms, undergrad and graduate labs, offices, and student study space. Tenders closed Apr 2004 and was awarded to Farmer Construction.

Status: Construction started
Est. Cost ($ million): 24
First Entry: Dec 2002
Project ID: 845
Start: Spring 2004
Finish: Aug 2005
Last Update: Jun 2004

Victoria

Victoria Marriott Inner Harbour Hotel and High Rise Residences
Concert Properties Ltd. & Ocean Properties Ph: (604) 688-9460
A 236-room, 16-storey (approx 400,000 sq ft) Marriot Hotel located at 728 Humboldt St is complete. The $39 million hotel is the first phase of the 386,000 sq ft project on the Y-lot property to eventually include a 19-storey apartment hotel. The hotel includes approx 5,000 sq ft of convention and meeting facilities, fitness and exercise facilities, a spa and a business centre. Rezoning is complete for Phase 2 and 3: two high-rise residential towers. The first tower, a 164-unit mixed-use residential building, is currently being presold (the Astoria) and will begin construction in Jun 2004. The third building is in the design phase, and development permits are expected to be applied for by Summer 2004. Architect: Lawrence Doyle Architects.

Status: Construction started
Est. Cost ($ million): 90
First Entry: Sep 1999
Project ID: 591
Start: Late 2002
Finish: Summer 2006
Last Update: Jun 2004

Victoria

Railyards Residential and Commercial Development
Le Fevre and Co. Ph: (250) 480-7811 (Architect)
Redevelopment of 12 acres between Pt. Ellice Bridge and CN Trestle (701 Tyee Rd) with 484 townhouses, apartments, and live/work units, and 11,000 sq ft of commercial space; approx 416,000 sq ft in total. Construction on Phase 1 is complete, and Phase 2 (townhomes) began early 2004. Some delay in the finish date may occur due to a recent fire. A proposal for a 2-storey, 10,000 sq ft commercial building which would contain public washrooms, a restaurant, bike shop, and offices near the Galloping Goose Trail was pulled by the developer in May 2004. Land at 751 Tyee Rd, where a 4-storey, 58-unit apartment building with live/work spaces is planned, has been rezoned and will begin construction in Summer 2004.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Sep 1997
Project ID: 39
Start: Apr 2003
Finish: Spring 2005
Last Update: Jun 2004

Victoria

Save-On-Foods Multi-Purpose Arena/Convention Centre
RG Properties & City of Vic Ph: (604) 298-6444
New arena to replace Memorial Arena to include up to 7,500 seats. Private partner (RG Properties) is proceeding with a design-build-operate package based on a 30-year agreement. Completion deadline has been extended 10 weeks to Nov 15, 2004. Architect: ICR Architecture.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 1997
Project ID: 41
Start: Summer 2003
Finish: Nov 2004
Last Update: Jun 2004

Victoria

Selkirk Waterway Project
Jawl Holdings Ltd. Ph: (250) 384-2400 (Architect)
Redevelopment of 10 ha site which includes several mixed commercial/office buildings, a 46-unit townhouse and condo building, called Jack Ladder Lane Residences, and a Montessori school, are completed. A 6-storey office and a waterfront mixed-use structure including a boathouse, restaurant and offices, with ground-floor retail outlets are complete. A 50,000 sq ft high-tech building and 350 stall parkade at 401 Garbally Rd, named Garbally Landing, began construction Jul 2003. A 28-suite condominium building at 2760 Jutland completed in Jun 2004, and a 37-suite condominium building and 8 townhouses at 330 Waterfront Cres, named Edgewater, will be complete in Fall 2004. The next phase is a 60-unit townhouse/condo project named Cecilia Creek which is in the design phase and will begin construction late 2004.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 62
Start: 1994
Finish: 2006
Last Update: Jun 2004

STATUS: COMPLETED

Victoria

Enhanced Disinfection Water Treatment Facilities
Capital Regional District Ph: (250) 474-9604
Two water treatment plants for the Victoria area to use ultraviolet light. The Japan Gulch facility is designed to treat up to 500 ML/d and will include 15 UV reactors. Charters Creek is designed to treat 11 ML/d and will include two UV reactors. Contractor: Knappett Construction Ltd.

Status: Completed
Est. Cost ($ million): 22
First Entry: Mar 2001
Project ID: 732
Start: Apr 2003
Finish: Spring 2004
Last Update: Jun 2004

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Mainland/Southwest Development Region

Updated July 7, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Coastal mountain terrain with the flat, fertile Fraser River valley in the south.
Land Area in Sq. km. : 37,225
Population Density / Sq. km. (2003) : 65.7
Economic Base : Financial, transportation and tourism hub, manufacturing, service, trade, farming, fishing.

Selected Demographic Characteristics

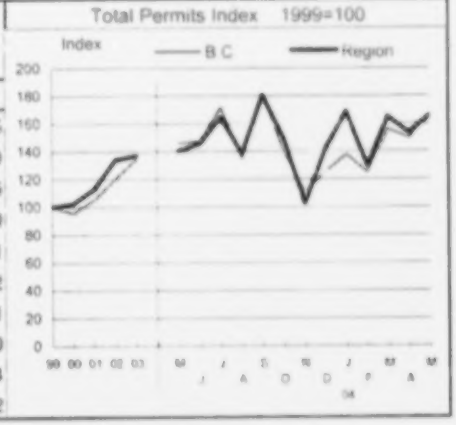
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	85.5	283.1	178.0	381.2	276.8	139.4	1,343.9	464.4	0.441	0.167	0.608	1976
1981	93.5	264.2	199.7	463.1	295.9	167.3	1,483.7	550.4	0.373	0.175	0.548	1981
1986	108.4	263.2	193.7	553.3	321.3	195.9	1,635.9	639.0	0.348	0.183	0.531	1986
1991	125.4	301.2	191.4	669.1	367.5	230.2	1,884.9	711.2	0.347	0.187	0.535	1991
1996	137.8	354.3	212.8	769.8	466.4	258.6	2,199.7	827.7	0.340	0.178	0.518	1996
2001	128.2	382.6	237.4	797.8	568.3	287.5	2,401.7	926.9	0.318	0.179	0.498	2001
2006	126.1	379.8	240.5	817.8	694.1	322.7	2,581.0	1,044.0	0.289	0.184	0.473	2006
2011	131.2	370.4	248.4	844.7	811.7	370.5	2,777.0	1,154.8	0.263	0.195	0.458	2011
2016	139.0	366.3	251.7	884.9	877.0	457.4	2,976.3	1,271.9	0.251	0.227	0.478	2016
2021	144.5	380.8	236.8	934.5	912.9	558.4	3,167.9	1,370.3	0.252	0.268	0.520	2021
2026	146.9	399.1	237.9	947.7	948.3	670.7	3,350.6	1,459.8	0.256	0.314	0.570	2026
2031	146.5	412.9	247.2	949.0	981.0	779.7	3,516.3	1,545.2	0.257	0.358	0.615	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

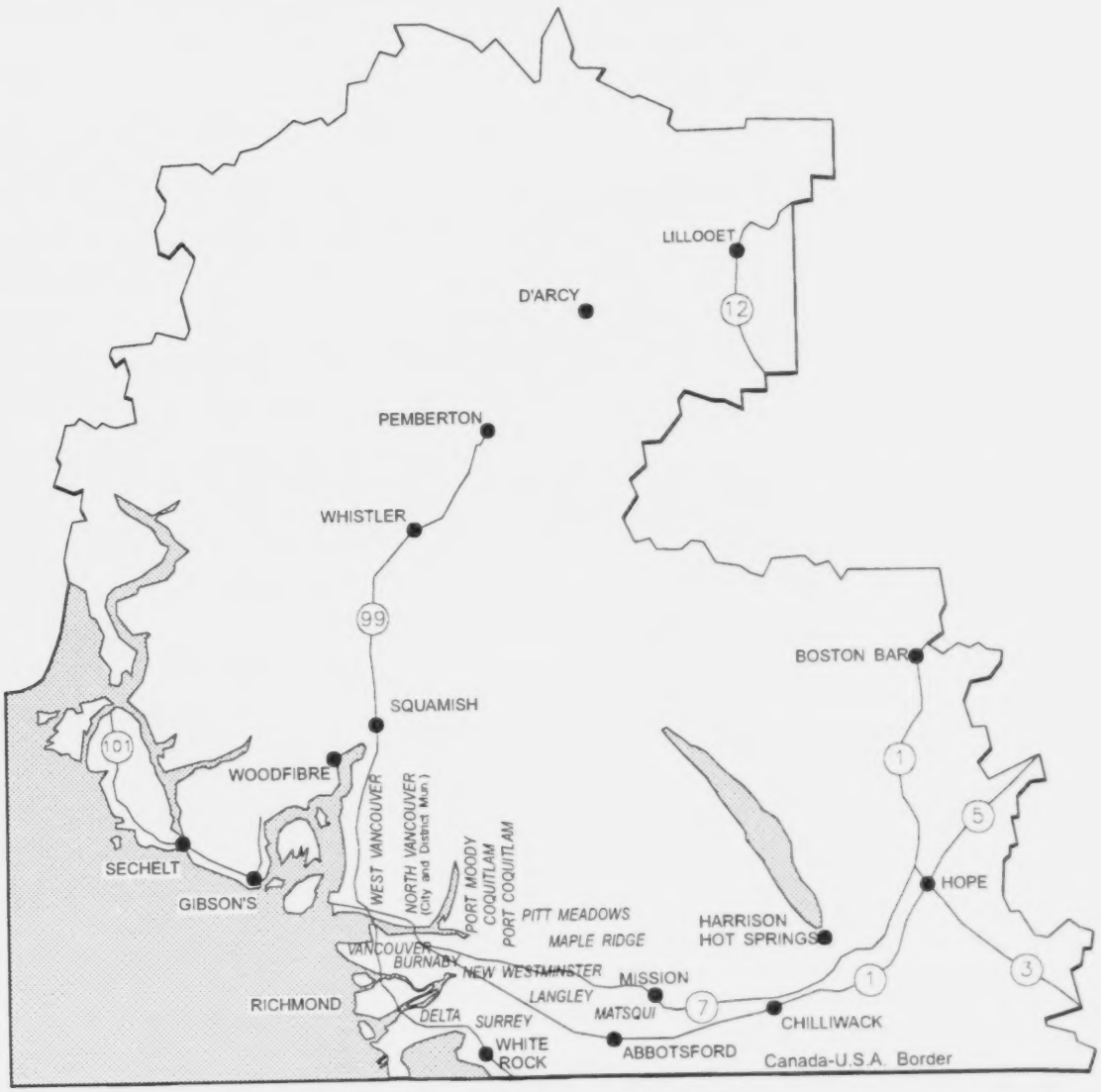
Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	4,113.6	1,303.5	175.0	823.8	304.6	2,810.1	20,275
1997	3,709.2	1,311.7	183.7	954.3	173.6	2,397.6	18,440
1998	3,238.3	1,416.8	189.6	945.8	281.4	1,821.4	13,125
1999	3,012.7	1,292.2	228.9	747.0	316.3	1,720.5	11,310
2000	3,079.8	1,417.0	194.9	953.0	269.2	1,662.8	10,451
2001	3,396.6	1,383.7	150.5	799.3	433.9	2,012.8	11,802
2002	4,028.3	1,208.1	162.7	787.7	257.7	2,820.3	17,391
2003 p	4,126.4	1,063.4	126.3	672.1	233.8	3,062.9	17,390
YTD May '03	1,560.9	405.6	44.2	251.1	110.3	1,155.2	6,594
YTD May '04	1,960.2	451.9	49.2	332.5	70.2	1,508.3	8,662



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Mainland/Southwest Development Region



Population of Major Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Mainland/Southwest		**2,346,404**	**2,382,808**	**2,417,327**	**2,445,465**
Vancouver	C	563,114	569,475	568,807	568,442
Surrey	C	353,340	363,013	378,173	390,145
Burnaby	C	198,584	202,421	203,665	205,261
Richmond	C	168,280	171,520	173,545	174,201
Abbotsford	C	118,187	120,501	124,627	127,451
Coquitlam	C	115,290	117,816	121,341	122,696
Delta	DM	101,051	101,177	100,901	100,571
Langley, Township of	DM	90,001	90,685	90,624	91,359
North Vancouver	DM	85,454	85,904	85,645	85,839

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Maple Ridge	DM	64,144	65,924	68,824	71,399
Chilliwack	C	65,034	65,672	65,947	66,618
New Westminster	C	57,156	57,045	57,529	59,426
Port Coquitlam	C	52,361	53,497	55,783	57,308
North Vancouver	C	45,489	46,236	47,662	48,136
West Vancouver	DM	43,027	43,228	43,042	42,867
Mission	DM	32,403	32,638	32,688	32,894
Port Moody	C	24,292	24,854	25,674	26,690
Langley	C	24,413	24,673	24,517	24,577
White Rock	C	18,748	19,047	19,440	19,539

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Abbotsford

Mt. Lehman Road Interchange Upgrade
BC Ministry of Transportation Ph: (250) 824-2700
Replacement or reconstruction of the Mt. Lehman overpass including on/off ramps, improvements to Mt. Lehman Rd, a new four-lane structure and road to link Fraser Hwy and Old Yale Rd, and improvements to the Fraser Hwy. McElhanney Consulting Services Ltd. was selected as the proponent. Final design will be complete in Summer 2004.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Jun 2000
Project ID: 658
Start: Late 2004
Finish: 2006
Last Update: Jun 2004

Abbotsford

Abbotsford Hospital and Cancer Centre
Fraser Health Authority (in partnership) Ph: (604) 557-2952
Proposed 300-bed, 60,000 sq m hospital and cancer treatment centre at Gladwyn Ave and Marshall Rd, previously known as the Fraser Valley Regional District General Hospital. Two firms (Access Health Abbotsford with PCL and The Healthcare Infrastructure Company of Canada with EllisDon) have been selected from the initial RFP process to continue with the final proposal stage which will select a preferred proponent in Summer 2004 and conclude in Fall 2004. Architect: Architectura.
Website: www.abbotsfordhospitalandcancercentre.ca

Status: Proposed
Est. Cost ($ million): 197
First Entry: Dec 1997
Project ID: 89
Start: Late 2004
Finish: Dec 2007
Last Update: Jun 2004

Agassiz To Pemberton

Sasquatch Highway
Ph: (250) 356-1282 (Land and Water BC Inc)
A feasibility report has been prepared regarding the potential for developing a 170 km highway from Mission along Harrison Lake from Agassiz to Pemberton. An alternative plan is to develop a portion of the highway first. The report is under review by the provincial government.

Status: Proposed
Est. Cost ($ million): 275
First Entry: Mar 2004
Project ID: 1070
Start: ?
Finish: ?
Last Update: Jun 2004

Boston Bar

Spuzzum Creek Power Project
Interpac Resources Ltd. Ph: (604) 881-2300
Run-of-river power project near Boston Bar to generate 29 MW of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2003
Project ID: 1009
Start: Fall 2004
Finish: Spring 2006
Last Update: Jun 2004

Burnaby

Burnaby Gateway Casino
Gateway Casinos Ltd Partnership Ph: (604) 294-7400
(City of Burnaby)
A proposed 100,000 sq ft casino complex at the Radisson Hotel location on Willingdon Ave. The casino will be built in the existing low-rise wing of the existing hotel, to include up to 1,000 slot machines, a 15-table poker room, 50 table games, high-limit gambling area and show lounge.

Status: Proposed
Est. Cost ($ million): 85
First Entry: Jun 2004
Project ID: 1150
Start: Nov 2004
Finish: Spring 2006
Last Update: Jun 2004

Burnaby

OMA Residential Towers
Millenium Development Corporation Ph: (604) 453-0111
Two towers containing 334 homes at Madison Ave and Dawson Street.
Website: www.omalife.com

Status: Proposed
Est. Cost ($ million): 80
First Entry: Jun 2004
Project ID: 1156
Start: Late 2004
Finish: Summer 2006
Last Update: Jun 2004

Burnaby

Tandem Condominiums
Anthem Properties Ph: (604) 299-5777
A proposed mixed-use development at 4140 Dawson consisting of two 20-storey condominium towers, containing 20 townhouses and a total of 286-units. A third mixed-use development at 4180 Dawson, containing 23 townhouses and 118-units in a 17-storey tower, is being considered. Currently in the rezoning process. Website: www.tandemliving.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1110
Start: Summer 2004
Finish: Late 2006
Last Update: Jun 2004

Burnaby

Simon Fraser University—Information Technology Laboratory
Simon Fraser University Ph: (604) 291-4743
Offices and laboratory space will be provided in the new 13,550 sq m building to support initiatives in information technology.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Jun 2003
Project ID: 959
Start: Late 2004
Finish: Late 2006
Last Update: Mar 2004

Burnaby

Simon Fraser University—Technology and Sciences Complex
Simon Fraser University Ph: (604) 291-4743
New 8,250 sq m building for Faculty of Science and Applied Science includes office and laboratory space.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Jun 2003
Project ID: 957
Start: Late 2004
Finish: Late 2006
Last Update: Mar 2004

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Burnaby

Simon Fraser University—Faculty of Arts Expansion
Simon Fraser University Ph: (604) 291-4743
Facilities to replace and supplement existing academic program space for the Faculty of Arts, including classrooms, lecture theatres and microcomputer classrooms, reading and study areas.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Mar 2003
Project ID: 933
Start: Late 2005
Finish: Late 2007
Last Update: Mar 2004

Burnaby

Simon Fraser University—School for the Contemporary Arts Building
Simon Fraser University Ph: (604) 291-4743
New space for the School will consist primarily of studio facilities to support undergraduate instruction in film, video, dance, theatre, art and culture studies, music, and the visual arts. Support space also will be planned to house faculty, support staff, and graduate students. Two location options are being examined: downtown Vancouver or at the SFU Burnaby campus.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 932
Start: Early 2005
Finish: Early 2006
Last Update: Jun 2004

Burnaby

Burnaby Lake Rejuvenation Project
City of Burnaby Ph: (604) 294-7944
Removal of approx 400,000 cubic metres of sediment from Burnaby Lake to allow creation of an international standard rowing course (2,170 m long). Received Environmental Assessment Act approval. In discussions with province regarding funding.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2002
Project ID: 821
Start: Late 2005
Finish: Summer 2006
Last Update: Mar 2004

Burnaby

Metrotower III
Ivanhoe Cambridge Ph: (604) 438-4710
Proposed 350,000 to 425,000 sq ft tower adjacent to Metrotowers I and II. Preleasing underway and major tenant being sought. No further development expected before 2005.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 1998
Project ID: 421
Start: 2005
Finish: 2007
Last Update: Mar 2004

Chilliwack

Chipmunk Ridge Resort and Condominium Development
Resorts West Ph: 1-800-541-9378
Proposed single-family subdivision of 200 parcels in the Eastern Hillsides, including homes and townhomes for a total of over 700 units. There are tentative plans for a tram up the adjacent mountain, as well as hotels, restaurants, and golfing facilities. The recently rezoned parcel requires servicing. Website: www.chilliwackpartners.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2003
Project ID: 1002
Start: Summer 2005
Finish: 2009
Last Update: Jun 2004

Cloverdale

Trades and Technology Centre of Kwantlen University College
Province of British Columbia / Kwantlen University College
Ph: (604) 599-2973
A proposed 17,203 sq m building to accommodate at least 900 students with facilities focusing on industry training and applied programs.

Status: Proposed
Est. Cost ($ million): 42
First Entry: Jun 2004
Project ID: 1148
Start: Spring 2005
Finish: Sep 2006
Last Update: Jun 2004

Coquitlam

Burke Mountain Secondary School
School District 43 (Coquitlam) Ph: (604) 939-9201
A new school with capacity for 1200 students in a 11,770 sq m space, while retaining the existing gymnasium. Feasibility study underway to acquire a site. Funding approved.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1154
Start: Summer 2005
Finish: Fall 2006
Last Update: Jun 2004

Coquitlam

Great Canadian Casino Expansion
Great Canadian Casino Ph: (604) 927-3400 (City of Coquitlam)
Great Canadian Casino is planning an expansion to its existing facility to include a show lounge, a 13,000 sq ft convention centre, as well as 300 additional slot machines. An application for an amendment to the OCP and rezoning have been submitted. A Public Hearing on the project was held on Jun 24, 2004.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 1011
Start: Summer 2004
Finish: Spring 2005
Last Update: Jun 2004

Coquitlam

Port Mann Bridge Expansion
BC Ministry of Transportation Ph: (250) 356-0981
Twinning of the Port Mann bridge, with a new two lane span across the Fraser River between Coquitlam and Surrey/Langley. The project includes widening the No. 1 Highway and adding extra lanes from 1st Avenue in Vancouver to 200th Street in Langley.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Jun 2003
Project ID: 939
Start: ?
Finish: 2010
Last Update: Jun 2004

Coquitlam

Gateway Project—North Fraser Perimeter Road
BC Ministry of Transportation Ph: (604) 453-3028
Proposed route to provide improved trucking and vehicle route. The NFPR would include the north end of the Queensborough Bridge along Front, Columbia and Brunette in New Westminster, with an extended United Boulevard through Coquitlam to connect to the Mary Hill Bypass, across a new Pitt River Bridge and along Hwy 7 to the north end of the New Fraser River Crossing. Planning is underway. An RFP may be expected in the Fall 2004.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2003
Project ID: 938
Start: Spring 2005
Finish: 2007
Last Update: Mar 2004

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Coquitlam

Glen Drive Residential/ Commercial Development
Pacific Glen Land View Ph: (604) 291-2660
A 20-storey, 230,000 sq ft, high-density residential complex with a 4-storey, 10,500 sq ft commercial space building at 2957 Glen Dr. Two structures from previous phases are completed. The third structure and tower had a development permit, but it has expired. Project may be reactivated.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1997
Project ID: 177
Start: Jun 2005
Finish: Summer 2006
Last Update: Jun 2004

Delta

Roberts Bank Container Expansion Program Terminal 2 and Deltaport 3rd Berth
Vancouver Port Authority Ph: (604) 665-9000
A proposed container expansion program at Roberts Bank consists of two projects: Terminal 2 and the Deltaport Terminal Expansion. Terminal 2 is a new container port at Roberts Bank, which involves filling and dredging, and would be located adjacent to the existing Deltaport Container Terminal. The Deltaport Terminal Expansion project involves constructing a third berth, and the preferred site of the U-shaped design is in front of the current footprint of the terminal on the south side. In preliminary planning stages and will require Environmental Assessment Act approval. Undertaking consultations with local communities and First Nations. Website: www.portvancouver.com

Status: Proposed
Est. Cost ($ million): 925
First Entry: Dec 2002
Project ID: 863
Start: Late 2005
Finish: Summer 2010
Last Update: Jun 2004

Delta

Massey Tunnel Seismic Upgrade
BC Ministry of Transportation Ph: (604) 660-8244
Seismic upgrade to the 600 m long Massey Tunnel on Hwy 99 to withstand a 1 in 475 year earthquake of at least a magnitude 7. To include concrete reinforcement and river-bottom soil compaction. Seismic design is complete as of Nov 2002. Selected contractor: Kenaidan Contracting.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Jun 2001
Project ID: 750
Start: Aug 2004
Finish: Mar 2006
Last Update: Jun 2004

Langley

200th Street Commercial Facilities
Grosvenor International Canada Ltd. Ph: (604) 683-1141
Grosvenor International Canada Ltd.will be building retail and commercial facilities on the 48 acres near the 200th St Highway interchange. Land is divided into 6 lots and construction on a 30,000 sq ft commercial facility is expected to begin in late 2004. See Project 85 for description of 200th Street Interchange construction.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1137
Start: Late 2004
Finish: Fall 2006
Last Update: Jun 2004

Langley

Gateway 200 Business Park
WesGroup Income Properties LP Ph: (604) 632-1727
A proposed business park to accommodate commercial, retail and industrial uses on a build-to-suit basis. It is located on 44 acres on 200th St between 86th and 83rd Ave. Servicing of the 18 sites completed in Jun 2004. Mopac Auto Supply Ltd. will begin construction of a 40,000 sq ft retail and distribution building in Summer 2004. Website: www.wesgroup.ca

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2004
Project ID: 1086
Start: Summer 2004
Finish: Late 2005
Last Update: Jun 2004

Langley

Fraser River Bridge Crossing
Translink Ph: (604) 453-4500
Planned new crossing of the Fraser River to link Surrey-Langley on the south side with Maple Ridge-Pitt Meadows on the north side of the river. Included in the proposed design is the Abernethy Connector in Maple Ridge. Environmental Assessment Act approval is underway and expected to be complete Apr 2004. Requests for Qualifications responses were submitted Dec 16, 2003 and proposals from three short-listed proponents were requested in Mar 2004. Project has been delayed for six months until the fall session of the legislature. Website: www.translink.bc.ca/frasercrossing

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Project ID: 873
Start: Late 2004
Finish: 2007
Last Update: Jun 2004

Langley

Watercolours Residential and Commercial Development
Equitas Development Corp. Ph: (604) 879-9940
Development on the 78 acre Interfor mill site on Glover Rd to include 390 housing units, a 90-room hotel and recreational facilities. Project is in the approvals stage— expecting 4th reading in mid-2004.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Sep 2002
Project ID: 833
Start: Fall 2004
Finish: Sep 2006
Last Update: Mar 2004

Lillooet region

Cayoosh Ski Resort
NGR Resorts Inc. Ph: (250) 578-6941
Proposed four-season, 14,000-unit mountain tourism resort development between Pemberton and Lillooet. Estimated 670 construction jobs and 3,600 operating jobs. Environmental Assessment Act approval granted. Further planning work includes a ski area master plan and master development agreement. NGR Resort Consultants Inc. have been given approval-in-principle to develop and operate. Proponents involved in ongoing talks over land claim issues with First Nations. No dates as to when project will start.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 1997
Project ID: 86
Start: ?
Finish: ?
Last Update: Jun 2004

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New Westminster

Central Station Development—822 Carnarvon Street
Degelder Project Management Ltd. Ph: (604) 688-1515
Proposed development to include 375 housing units and 4 live-work units adjacent to the New Westminster SkyTrain station. Phase 1 includes plans for two buildings that rise 320 and 292 feet above street level. Rezoning is required and a variance is required regarding the height of the Phase 1 buildings.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Jun 2004
Project ID: 1139
Start: Late 2004
Finish: 2008
Last Update: Jun 2004

New Westminster

New Westminster Casino Development
Gateway Casinos Ltd Ph: (604) 527-4532
A proposed destination-style casino complex to replace New Westminster's existing riverboat casino. Project will be built in four phases. Plans include a new facility at 350 Gifford St to include 600 slot machines, a restaurant, and sports bar, and two 200-room hotels. New Westminster council approved the project but is consulting with other affected municipalities. Richmond council requested further consultations. Delta council requested information on the potential impact of traffic to Annacis Island and the Queensborough Bridge is determined.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1149
Start: Summer 2004
Finish: 2008
Last Update: Jun 2004

New Westminster

Residential Development—Saint Mary's Hospital Site
Bosa Development Corp. Ph: (604) 294-0666
A proposed residential development on the site of Saint Mary's Hospital, to include 400 units in two high-rises and low-rise buildings. The site was purchased from the Sisters of Providence in May 2004.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1134
Start: Early 2005
Finish: Summer 2006
Last Update: Jun 2004

New Westminster

Residential Tower—611 Carnarvon Street
ONNI Developments Ph: (604) 602-7711
Proposed 142-unit apartment high-rise at 611 Carnarvon St with approx 36,000 sq ft of commercial space. Development permits have been issued.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2003
Project ID: 937
Start: Late 2004
Finish: Fall 2005
Last Update: Jun 2004

New Westminster

Victoria Hill Community
ONNI Developments Ph: (250) 952-8500
A planned community on approx 65 acres on the former Woodlands site, including two 4-storey townhomes, four 16-storey high-rises and other lower buildings. The development will contain 1,270 residential units and 280 senior residences on McBride Blvd and Carnarvon St. Rezoning has been approved and BC Buildings Corp sold the property to Onni Developments who will begin the development in 2004 with 20,000 sq ft of commercial space and 2 high-rise towers.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2002
Project ID: 838
Start: Summer 2004
Finish: 2007
Last Update: Jun 2004

North Vancouver

Lynn Valley Library Project
Lynn Valley Community Ph: (604) 987-7131
(District of North Vancouver)
A proposed development to include a new 35,000 sq ft library, with full computer and internet technology, 40,000 sq ft of commercial space, a public plaza, and underground parking at the corner of Lynn Valley Rd and Mountain Hwy. Rezoning underway. Architect: Henriquez & Partners.

Status: Proposed
Est. Cost ($ million): 28
First Entry: Jun 2004
Project ID: 1126
Start: Spring 2005
Finish: Fall 2006
Last Update: Jun 2004

North Vancouver

Northwoods Business Park
GWL Realty Advisors Ltd. Ph: (604) 987-713
(District of North Vancouver)
24 acre business park to be constructed in four phases totalling up to 400,000 sq ft. Land clearing has begun for the first phase, a 70,000 sq ft build-to-suit light industrial building. Development permits had not been applied for as of late Jun 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1100
Start: Summer 2004
Finish: Early 2006
Last Update: Jun 2004

North Vancouver

879 Marine Drive Village
Overwaitea Foods & West Bank Ph: (604) 684-5446 (Architect)
Proposed new village to include multi-family housing and commercial space at 879 Marine Dr. Workshop held Mar 1, 2004 and city staff are commenting on the proposal. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1071
Start: ?
Finish: ?
Last Update: Jun 2004

North Vancouver

Foot of Lonsdale Development
North Vancouver City Ph: (604) 985-7761
The Foot of Lonsdale Planning Study done by Busby & Associates suggests a new pier with floating commercial uses be connected to the Lonsdale Quay, enhanced pedestrian connection between Lonsdale Quay and Lonsdale Ave and a mixed-use building. Public consultation will be held to resolve development issues at this location known as Site 8.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 964
Start: ?
Finish: ?
Last Update: Mar 2004

North Vancouver

Shopping Centre—879 Marine Drive
Anthem Properties Ph: (604) 689-3040
Proposed shopping mall with 3-storeys (230,000 sq ft) and 6 levels of parking located at the existing Ford dealership near Capilano mall. The development permit had not been issued as of Jun 2004. Architect: Kasian Kennedy Architects.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2002
Project ID: 826
Start: Fall 2004
Finish: Spring 2005
Last Update: Jun 2004

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North Vancouver

Seymour Creek Village
Squamish Nation and Kingswood Capital Corporation
Ph: (604) 892-5166
Proposed 479,200 sq ft of commercial and retail development over 12 ha. One of the big box retail outlets will be 116,000 sq ft. Project in development stage and has been approved by band council and members. The development will be done in four stages. Architect: Urban Design Group Architects.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2001
Project ID: 723
Start: Summer 2004
Finish: Spring 2006
Last Update: Mar 2004

Pemberton

Ryan River Hydro Project
Ryan River Joint Venture Ph: (604) 683-8271
Proposed run-of-river hydroelectric power project on the Ryan River approx 7 km north of Pemberton. Joint venture between Summit Power and Ledcor Power. Project was selected for BC Hydro's green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005. Other approvals being sought.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2003
Project ID: 867
Start: Spring 2006
Finish: Spring 2008
Last Update: Mar 2004

Pemberton

Mkw'alts (Ure) Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 49 MW run-of-river hydroelectric project near Mount Currie. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Completing environmental approvals. Rezoning required.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2002
Project ID: 805
Start: Spring 2005
Finish: Late 2006
Last Update: Jun 2004

Pitt Meadows

Light Industrial Park
Ph: (604) 465-5454 (Pitt Meadows)
A 65 acre industrial park is intended to be developed at the site currently known as the airport lands. The land is currently in the rezoning process.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 1007
Start: ?
Finish: ?
Last Update: Mar 2004

Pitt Meadows

Sawyer's Landing
Equitas Development Corp. Ph: (604) 879-9940
Proposed development of 420 single- and multi-family homes on the Fraser River at Bonson Rd and Fraser Industrial Way. Includes 30,000 sq ft of commercial development, a heritage-style main street and a 23 acre waterfront park. Zoning and OCP amendment approved. Servicing of the site is nearly complete.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 1999
Project ID: 628
Start: Summer 2004
Finish: Late 2005
Last Update: Jun 2004

Port Coquitlam

Coast Meridian Overpass
Translink Ph: (604) 453-4575
A proposed bridge to span the CP Railyards would be a medium-span, two-lane bridge that includes pedestrian and cyclist lanes.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 842
Start: Late 2004
Finish: 2006
Last Update: Mar 2004

Port Coquitlam

Dominion Triangle Commercial Park
TownLine Developments Ph: (604) 276-8823
Proposed development west of the Pitt River between Dominion St and Loughheed Hwy of 600,000–900,000 sq ft of commercial and retail space in several buildings. Rezoning is required for much of the land.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2001
Project ID: 748
Start: Spring 2005
Finish: Early 2010
Last Update: Mar 2004

Port Moody

Port Moody Recreation Centre Upgrade
ONNI Developments & Bosa Development Corporation
Ph: (604) 469-4500
Upgrades to Port Moody's recreation centre include the addition of a second ice sheet, weight room, aerobics studio, stadium with indoor running track, and tennis courts. Geotechnical tests and land surveys are being conducted.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Jun 2004
Project ID: 1101
Start: Fall 2004
Finish: Summer 2005
Last Update: Jun 2004

Port Moody

Klahanie Residential
Polygon Homes Ltd Ph: (604) 877-1131
Proposed 1,025-unit development on 27 acres including townhomes, apartments, concrete high-rises, as well as commercial and recreational facilities near Rocky Point recreation area. Project will be completed in phases. Concept design has been approved. Pre-construction sales are expected to begin in Summer 2004.

Status: Proposed
Est. Cost ($ million): 225
First Entry: Mar 2003
Project ID: 385
Start: Fall 2004
Finish: 2010
Last Update: Mar 2004

Richmond

ModaLink Terminal Expansion Phase 2
ModaLink Ph: (604) 926-8631
The second phase (phase 1 was completed in Feb 2004) expansion of the container handling yard will add another 250,000 sq ft warehouse, expand the existing 85 acre terminal yard by 13 acres, and expand the railline between the warehouses. Project will be built on a build-to-suit basis.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1112
Start: ?
Finish: ?
Last Update: Jun 2004

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Richmond

Riverport Residential Development
Legacy Park Lands Ltd. Ph: (604) 241-0700
The proposed development includes 185 condo units, 55 rental apartments and a dormitory building on the Fraser River next to the Riverport sports and entertainment complex. Amenities include a marina, waterfront plazas and public recreational walkways. Architect: Hotson Bakker Architects

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2003
Project ID: 1031
Start: Summer 2004
Finish: 2006
Last Update: Jun 2004

Richmond

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
An application has been made to rezone a 17 acre site at the northeast corner of Alderbridge Way and Garden City Rd to allow construction of a 200,000 sq ft mall, of which 129,000 sq ft would be occupied by Wal-Mart.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 1015
Start: Late 2004
Finish: Summer 2005
Last Update: Mar 2004

Richmond

North Fraser Marine Terminal
North Fraser Port Authority Ph: (604) 273-1866
Terminal to service barge traffic on the North arm of the Fraser River at the site of the former Canfor Eburne sawmill on 18 ha near the Arthur Laing bridge. Warehouses (200,000 sq ft) and storage facilities are to be developed. Design and development by North Fraser Terminals Inc. Site preparation is complete and project is currently in the permitting process.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 866
Start: Summer 2004
Finish: Early 2005
Last Update: Jun 2004

Richmond

RAV Rapid Transit to Vancouver Airport—(Canada Line)
RAV Project Management Ltd. (RAVCO) Ph: (604) 484-7287
Proposed 19.5 km long rail rapid transit line between Richmond, the Vancouver International Airport, downtown Vancouver (RAV) along Cambie St, including up to 19 stations. Two of the three groups expressing interest in the private/public project were selected to proceed to the best and final offer stage: RAVexpress, and SNC Lavalin/Serco Ltd. The Translink Board voted on Jun 30 2004 to support the project. Website: ravprapidtransit.com

Status: Proposed
Est. Cost ($ million): 1350
First Entry: Mar 2003
Project ID: 914
Start: Summer 2005
Finish: Nov 2009
Last Update: Jun 2004

Richmond

Richmond Trade and Exhibition Centre
PavCo Ph: (604) 821-5470
Proposed 400,000 sq ft exhibition and trade centre. Target market will be large international trade and consumer exhibitions. The building will also serve as a broadcast facility for the 2010 Olympics. Site chosen is bordered by Alderbridge Way, Garden City Rd and Westminster Hwy. Lands will be transferred from Federal ownership to the City of Richmond and the Musqueam Indian band. Project is still seeking financing.

Status: Proposed
Est. Cost ($ million): 69
First Entry: Mar 1998
Project ID: 349
Start: 2007
Finish: Early 2008
Last Update: Jun 2004

Sechelt

Bear Hydro Project
Regional Power Inc. Ph: (416) 593-4717
Proposed approx 16 MW run-of-river hydroelectric power project on Bear Creek near Sechelt. Several permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Development permit has been submitted to LWBC. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 868
Start: Spring 2005
Finish: Late 2006
Last Update: Jun 2004

Squamish

Squamish Downtown Waterfront
District of Squamish Ph: (604) 815-5002
Plans to revitalize the downtown of Squamish will include former BC Rail lands transferred to the City Nov 2003. Conceptual plans include a waterfront hotel and convention centre, arts centre, market, marina, passenger ferry terminal, small cruise-ship terminal and light industrial/transportation. Public consultation during Dec 2003 led to a detailed design concept in Apr 2004 with an anticipated start in Spring 2005.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2003
Project ID: 1033
Start: Spring 2005
Finish: 2007
Last Update: Jun 2004

Squamish

Ashlu Creek Hydroelectric Project
Innergex II Ph: (450) 928-2550
Proposed 45 MW run-of-river hydroelectric development. Permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. The project is obtaining final approvals.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Dec 2000
Project ID: 715
Start: Spring 2005
Finish: Late 2006
Last Update: Jun 2004

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Squamish

Garibaldi at Squamish Ski Resort
Garibaldi at Squamish Ski Inc. Ph: (604) 892-5539
Proposed all-season mountain resort in the Brohm Ridge region of Mount Garibaldi, adjacent to Garibaldi Provincial Park and the community of Squamish. 2,600 ha resort to consist of 150 ski-trails, 20 lifts, golf-training centre, retail stores, approximately 2,400 dwellings (single- and multi-family) and 1,500 hotel rooms. Master Plan was submitted April 25, 2003 for provincial approval. Environmental Assessment Act review deadline for submission of required documents extended to Jun 30, 2004. Website: http://www.garibaldiatsquamish.com/

Status: Proposed
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 119
Start: Summer 2006
Finish: 2010
Last Update: Mar 2004

Surrey

Fraser River Port Expansion
Fraser Surrey Docks Ltd., Fraser Port & IDC Distribution Services Ltd.
Ph: (604) 524-6655
Upgrade and expansion to the Fraser Surrey Docks. Phase 1 will see capacity increased to 415,000 TEUs, to be completed by Summer 2005. Phase 2 will proceed if container demand continues to grow, and will see capacity increase to 600,000 TEUs. The construction of an intermodal yard is planned, with site preparation is currently underway. Website: www.fraserportauthority.com

Status: Proposed
Est. Cost ($ million): 190
First Entry: Jun 2004
Project ID: 1107
Start: Summer 2004
Finish: Summer 2006
Last Update: Jun 2004

Surrey

Welcome Home Development
Welcome Home Society Ph: (604) 591-4441 (City of Surrey)
A proposed residence, training centre and furniture outlet to be located at 68th Ave and King George Hwy. Plans may also include a small farm or ranch property.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1151
Start: ?
Finish: ?
Last Update: Jun 2004

Surrey

Anndale Village Shopping Centre
Chandler Development Group Ph: (604) 591-4441 (City of Surrey)
The Anndale Village shopping mall will include 182,000 sq ft, 60 retailers, and be anchored by Thrifty's foods.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Sep 2003
Project ID: 978
Start: Summer 2004
Finish: Spring 2005
Last Update: Jun 2004

Surrey

Border Infrastructure Project—Highway 10
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to Hwy 10 to four-lane the segment between 122nd and 172nd Streets. Design contract for Hwy 10 was awarded to the UMA Group. Tender for Hwy 10 to be issued in Summer 2004 with construction starting in the fall.

Status: Proposed
Est. Cost ($ million): 42
First Entry: Mar 2003
Project ID: 917
Start: Fall 2004
Finish: Late 2007
Last Update: Jun 2004

Surrey

Campbell Heights Business Park
Campbell Heights Group Ph: (604) 687-1520
Campbell Heights comprises approx 798 ha (1,971 acres) of land located south of 44 Ave, east of 186 St, north of 18 Ave and west of the Surrey/Langley border (196 St). The plan includes high-technology, research, office and business park uses. The City of Surrey is currently completing the planning stage for the area.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2002
Project ID: 831
Start: Summer 2005
Finish: 2009
Last Update: Jun 2004

Surrey

Hotel/ Commercial and Residential Development
Owners Rep: Goddard & Smith International Ph: (604) 691-6682
Hotel (6,700 sq m), commercial complex (6,400 sq m) and residential units (70–72) to be built in three phases at 176 St and 2nd Ave. Initial approval by Surrey was rescinded. New proposal includes retail, pub, and hotel to be built in stages.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Jun 2000
Project ID: 662
Start: Late 2004
Finish: Early 2007
Last Update: Mar 2004

Surrey/Delta

Gateway Project—South Fraser Perimeter Road
BC Ministry of Transportation Ph: (250) 356-1566
Proposed route to provide improved trucking and vehicle route to connect the Delta Port, Fraser Port, CN Rail Intermodal facilities would involve limited access four-lane, 20 km expressway to link Hwy 1 with Tssawassen ferry terminal and the US Border. Construction to take place over 5 years. Planning and local consultations are underway. RFP expected in Fall 2005. Website: www.gov.bc.ca/tran (see Highway Projects)

Status: Proposed
Est. Cost ($ million): 401
First Entry: Sep 1998
Project ID: 449
Start: Spring 2006
Finish: Summer 2008
Last Update: Mar 2004

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Tipella

Douglas Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 30 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project—see Stokke and Fire Creeks), however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005. Major approvals completed. Rezoning required.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2002
Project ID: 806
Start: Fall 2005
Finish: Spring 2007
Last Update: Jun 2004

Tipella

Fire Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 20 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project—see Stokke and Fire Creeks), however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005. Major environmental approvals completed. Rezoning required.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2002
Project ID: 807
Start: Fall 2005
Finish: Spring 2007
Last Update: Jun 2004

Tipella

Stokke Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project—see Stokke and Fire Creeks), however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005. Major environmental approvals completed. Rezoning required.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Mar 2002
Project ID: 808
Start: Fall 2005
Finish: Spring 2007
Last Update: Jun 2004

Vancouver

898 Seymour Mixed Use Development
Ph: (604) 731-9053 (Owner's Representative)
Proposed two residential towers, commercial space and parking at grade, bounded by Seymour, Richards and Smithe Streets. Rezoning application submitted.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1158
Start: ?
Finish: ?
Last Update: Jun 2004

Vancouver

Grosvenor Retail and Residential Development (485 West Eight Avenue)
Grosvenor Canada Ltd. Ph: (604) 683-1141
Proposal for a combined retail and residential complex on West 8th Avenue. Project includes 91 live-work units above 196,500 sq ft of retail space. Two of the major tenants include Save-On Foods and Winners. Project was Approved in Principle by the Development Permit Board.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1053
Start: ?
Finish: ?
Last Update: Jun 2004

Vancouver

Koret Lofts
Worthington Properties Inc. Ph: (604) 899-6063
A proposed 6-storey, 118-unit condominium building located at 55 E. Cordova St. Project is a renovation of an existing heritage building. Website: www.koretlofts.com

Status: Proposed
Est. Cost ($ million): 40
First Entry: Jun 2004
Project ID: 1118
Start: Summer 2004
Finish: Jun 2005
Last Update: Jun 2004

Vancouver

Olive Condominiums
Cressey Development Corp. Ph: (604) 683-1256
A proposed condominium at the corner of Cambie and 16th Ave. Plans include a 20,000 sq ft Capers Community Market on the ground floor, which is scheduled to open late 2005.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1121
Start: Fall 2004
Finish: Spring 2006
Last Update: Jun 2004

Vancouver

Shangri-La Hotel and Development
Shangri-La Hotels and Resorts, Westbank Projects/Peterson Investment Group Ph: (604) 873-4333 (Architect)
A proposed 60-storey, 642 ft high commercial and residential tower 1120 Georgia St will be the tallest building in Vancouver. First 15 floors will be occupied by a 120-room luxury Shangri-La hotel. Additional amenities in the hotel include a 6,000 sq ft spa, three restaurants, business centre, fitness facilities and outdoor pool. Floors 16 to 40 will include 227 live-work units, and floors 41-60 will have 66 condos. Architect: James K. M. Cheng Architects Inc.

Status: Proposed
Est. Cost ($ million): 350
First Entry: Jun 2004
Project ID: 1138
Start: Fall 2004
Finish: 2008
Last Update: Jun 2004

Vancouver

Skyline on Broadway—1125 West Broadway
Leeda Developments Group & First Western Developments Ltd.
Ph: (604) 730-8826
A proposed 10-storey concrete condominium building containing 44 units located at 1125 W. Broadway. Architect: W.T. Leung Architects. Website: www.skylinecondos.ca

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1127
Start: Sep 2004
Finish: Dec 2005
Last Update: Jun 2004

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Vancouver

Translink Transit Centre
Translink Ph: (604) 453-4500
Relocation of Translink's transit centre to a 17-acre property know as the Eburne lands at 9149 Hudson St. A new facility for bus maintenance and storage is expected to begin construction in Summer 2004.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 43 — Finish: Early 2006
First Entry: Jun 2004 — Last Update: Jun 2004
Project ID: 1136

Vancouver

UBC—Centre for Interactive Research on Sustainability
UBC, SFU, BCIT, & Emily Carr Institute Ph: (604) 822-2287
A proposed 3-storey, 120,000 sq ft building on the Great Northern Way Campus to demonstrate environmentally sustainable technologies, such as hydrogen cell technology and solar panels. A schematic design for the building will begin in Summer 2004.

Status: Proposed — Start: Late 2004
Est. Cost ($ million): 20 — Finish: Summer 2006
First Entry: Jun 2004 — Last Update: Jun 2004
Project ID: 1106

Vancouver

Virtu Residential Development
Amacon Ph: (604) 602-7700
A proposed 11-storey, 63-unit boutique residential development, including 6 townhomes, located at 1650 W. 7th Ave. Additional amenities include a gallery, studio, lounge and fitness facilities. Website: www.virtu.ca

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 20 — Finish: Spring 2006
First Entry: Jun 2004 — Last Update: Jun 2004
Project ID: 1142

Vancouver

1082 Seymour Street Mixed Use Tower
EL & EL Invenstments Ph: (604) 733-3100 (Architect)
Proposed 19-storey, 181-unit mixed use tower completed review with the Urban Design Panel. Architect: Lawrence Doyle Architects.

Status: Proposed — Start: Early 2005
Est. Cost ($ million): 25 — Finish: Summer 2006
First Entry: Mar 2004 — Last Update: Jun 2004
Project ID: 1096

Vancouver

1201 West Hastings Residential/Commercial Tower
Delta Land Development Ltd. Ph: (604) 685-6312 (Architect)
A 26,000 sq ft Urban Fare grocery store is being built at 1201 W. Hastings as part of a 30-storey residential tower, which includes four live-work townhouses and 136 condo units. Architect: Downs Archambault + Partners Architects.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 40 — Finish: Spring 2006
First Entry: Mar 2004 — Last Update: Mar 2004
Project ID: 1067

Vancouver

540 Beatty Street Condominiums
Townline Group of Companies Ph: (604) 276-8823
70-unit condominium redevelopment on Beatty at Pender, is at the development permit review stage. Architects: Howard Bingham Hill Architects. Design consultant: Graham & deAraujo Design Studio.

Status: Proposed — Start: Late 2004
Est. Cost ($ million): — Finish: Fall 2005
First Entry: Mar 2004 — Last Update: Jun 2004
Project ID: 1061

Vancouver

575 Bute (1200 West Pender) Mixed Use Tower
Mondiale Developments Ltd. Ph: (604) 683-4376 (Architect)
Proposed mixed use 33-storey, 147-unit tower located at 575 Bute St (1200 W. Pender) . Urban Design Panel review is complete.

Status: Proposed — Start: Fall 2005
Est. Cost ($ million): 50 — Finish: Spring 2007
First Entry: Mar 2004 — Last Update: Jun 2004
Project ID: 1094

Vancouver

901 Alberni (1900 West Georgia) Residential Tower
Prima Properties Ltd. Ph: (604) 683-4131 (Architect)
Proposed 22-storey, 76-unit residential tower completed review with the Urban Design Panel. Architect: Merrick Architecture.

Status: Proposed — Start: Summer 2005
Est. Cost ($ million): 30 — Finish: Fall 2006
First Entry: Mar 2004 — Last Update: Jun 2004
Project ID: 1095

Vancouver

Passenger Rail Service Vancouver-to-Whistler
Whistler Railtours Ltd./VIA Rail Ph: (604) 319-3333
Proposal to CN Rail to build a rail service between Vancouver and Whistler. CN invited proposals for operating passenger rail services on all of BC Rail's former lines. For this proposal, according to the memorandum of understanding, Whistler Railtours would provide self-propelled diesel multiple-unit cars, which are built by Colorado Rail Cars. VIA Rail would operate the passenger rail service by providing staffing, equipment maintenance and other services from its existing Vancouver facility. The successful bidder(s) are to be selected by CN in Summer 2004.

Status: Proposed — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Mar 2004 — Last Update: Jun 2004
Project ID: 1069

Vancouver

1475 Howe St. Residential Live/Work Tower and Townhouses
Qualex Landmark Ph: (604) 731-9053
A proposed live/work 29-storey tower with adjacent townhouses is proposed for 1475 Howe St. The project was approved by the Urban Design Panel and will proceed to development permit approval.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 25 — Finish: Late 2007
First Entry: Dec 2003 — Last Update: Jun 2004
Project ID: 1042

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Vancouver

2256 West Broadway Commercial/Residential Buildings
Ph: (604) 873-7135 (City of Vancouver)
Proposal for a London Drugs, grocery store, medical offices and residential units at 2256 W. Broadway (former ICBC site) went to public hearing Nov 2003. Development permit application is under review.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1045
Start: Early 2005
Finish: 2006
Last Update: Jun 2004

Vancouver

728 Pacific Boulevard Residential Towers
Concord Pacific Ph: (604) 895-8249
The next neighbourhood to be developed in the North False Creek Area is adjacent to the Plaza of Nations and is currently being planned and reviewed by the Urban Design Panel.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 2003
Project ID: 1050
Start: Late 2005
Finish: 2009
Last Update: Jun 2004

Vancouver

Home Depot—West Broadway and Maple
Ph: (604) 873-7135 (City of Vancouver)
A proposal for a Home Depot, grocery store, child-care centre and residential units at 2002 -2084 W. Broadway (current IGA site). Site location is currently undergoing a neighbourhood policy review by the City.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1044
Start: ?
Finish: ?
Last Update: Jun 2004

Vancouver

Residential High Rise—788 Richards
Millenium Development Corporation Ph: (604) 688-2300
Millennium Development has recently purchased city-owned land at 788 Richards for the purpose of building a residential tower. A development permit application has not yet been processed.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2003
Project ID: 1022
Start: ?
Finish: ?
Last Update: Jun 2004

Vancouver

Vancouver Community College Expansion—King Edward Campus
Vancouver Community College Ph: (604) 443-8319
The Vancouver Community College Board wishes to add 685,000 sq ft to the King George Campus through a phased development. Funding has not yet been approved by the Ministry of Advanced Education. This project is in the very preliminary stages.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2003
Project ID: 1034
Start: ?
Finish: ?
Last Update: Mar 2004

Vancouver

1299 Seymour Street Residential Tower
Cressey Seymour Development Ltd. Ph: (604) 683-1256
A preliminary development application was made in Sep 2003 to construct a 34-storey residential tower with a 4.5-storey townhouse plinth; to preserve and renovate the existing Liberty Building (1295 Seymour). A development permit application has been submitted and is under review. Architect: Paul Merrick Architects Ltd.

Status: Proposed
Est. Cost ($ million): 55
First Entry: Sep 2003
Project ID: 1019
Start: Summer 2004
Finish: Late 2005
Last Update: Jun 2004

Vancouver

Beulah Gardens—2001 Cassiar Street
L.P.A. Development & Marketing Ltd. Ph: (604) 736-5546
299-units of housing for seniors to be developed in three phases beginning with 96 units at the east side of the site, followed by 89 units at the center of the site and finally 188 units along Rupert St. The project includes 130 underground parking spaces. Architect: Hulbert Group.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Sep 2003
Project ID: 988
Start: Jul 2004
Finish: 2008
Last Update: Jun 2004

Vancouver

East Fraserlands Development
City of Vancouver Ph: (604) 873-7276 (City of Vancouver)
The preliminary plans for this community on the Fraser River in Vancouver include a comprehensive neighbourhood for 9,500 people with a school, child-care facility, indoor recreation space, commercial space, parks and public open space. The 28 ha site is bounded by Marine Dr, Kerr St and Boundary Rd. Developers include ParkLane Homes and WesGroup Income Properties.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Sep 2003
Project ID: 989
Start: Spring 2006
Finish: 2026
Last Update: Mar 2004

Vancouver

Hastings Park Renovation and Casino
Great Canadian Gaming Corp. Ph: (604) 214-7777
A proposed renovation to Hastings Race Course and the addition of a casino with 900 slot machines is being considered. Project may also include off-track betting/teletheatres. Further public consultation is likely to occur. Referral to Public Hearing was deferred to Jun 2004, and a Public Hearing on the project will be held on July 15, 2004.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 2003
Project ID: 1012
Start: Fall 2004
Finish: Spring 2005
Last Update: Jun 2004

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Vancouver

King Edward Village—Kingsway and Knight Street
Aquilini Investment Group Ph: (604) 669-6002
The proposed development at 1402 -1436 Kingsway and 4050 Knight St (the old Safeway site) will provide 330-units included in four residential buildings of 16-, 12-, 8- and 6-storeys, and 10 townhomes. The commercial portion of the development will include 114,360 sq ft for a grocery store and at least one other anchor tenant. In addition, a 7,436 sq ft library will be built. The development proposal was approved Jul 2003 and has been referred to public hearing. Building permits are expected in Apr 2004. Phase I, 7- and 12-storey buildings with a total of 206-units, has received Urban Design Panel support. Architect: Rositch Hemphill Architects

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2003
Project ID: 984
Start: Summer 2004
Finish: Summer 2006
Last Update: Jun 2004

Vancouver

Providence Legacy Project
Providence Health Care Ph: (604) 806-8566
Providence Health Care is proposing to renew its aging facilities in Vancouver by consolidating into a new 2 million sq ft hospital complex. The land for the facility, 17.2 acres of the False Creek Flats area, was purchased in Mar 2004. The consolidation would renew the acute care services of St. Paul's and Mount Saint Joseph hospitals, and allow for the redevelopment of Providence's elder-care facilities at Holy Family and St. Vincent's Heather hospital sites. Detailed site plans are underway, with a final proposal to the province expected in the fall. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2003
Project ID: 993
Start: ?
Finish: ?
Last Update: Jun 2004

Vancouver

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
A Wal-Mart store on S.E. Marine Dr at Main St is in the design stage. The proposed Wal-Mart store is 131,400 sq ft and an additional 50,000 sq ft is proposed for other retail and restaurant space.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 983
Start: Late 2004
Finish: Spring 2005
Last Update: Mar 2004

Vancouver

1120 West Georgia Tower
Westbank Projects Corp and Peterson Investment Group
Ph: (604) 873-4333 (Architect)
A 57-storey, hotel-live/work apartment tower at Georgia and Thurlow. The 600 ft building design, to be the tallest building in Vancouver, received approval from the urban design panel in Jun 2003 and was the subject of a public hearing in Dec 2003. Rezoning has been approved. The Urban Design Panel approved the design. Architect: James K. M. Cheng Architects Inc.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2003
Project ID: 942
Start: Fall 2004
Finish: Fall 2006
Last Update: Jun 2004

Vancouver

Maritime Museum—False Creek
Vancouver Maritime Museum Ph: (604) 257-8310
The proposed Maritime Museum of approx 75,000 sq ft is to be located in an undetermined site in southeast False Creek (previously planned for Coal Harbour). The design has not yet been finalized.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 944
Start: 2008
Finish: 2010
Last Update: Mar 2004

Vancouver

Mount Pleasant Community Centre
Vancouver City Ph: (604) 263-2556
Mount Pleasant Community Centre with gym, track, day care, library, rental housing and underground parking is to be located at 1 Kingsway (near 7th and Main). The project is in the early planning stages. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2003
Project ID: 945
Start: Summer 2005
Finish: Early 2006
Last Update: Mar 2004

Vancouver

Border Infrastructure Project—Highway 15
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes an upgrade of the Hwy 15 segment between 32nd Ave and 88th Ave to four lanes, intersection improvements, a bridge widening and rail overpass improvements. The design contract for Hwy 15 was awarded to Focus Corporation. Hwy 15 is divided into two rural sections and a central urban section through Cloverdale. Tender for preload of the Cloverdale section, which involves water main relocation and ditch relocation, will be issued by end of Jun 2004 with construction beginning soon afterwards. The rural sections pre-load tenders will be issued in Summer 2004. A Request for Proposals is also expected in Summer 2004 for the twinning of the Roger Pierlet Bridge, which is a two-lane structure.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2003
Project ID: 915
Start: Summer 2004
Finish: Late 2006
Last Update: Jun 2004

Vancouver

Olympic Games—E-COMM : Emergency Services and Communications Facility
VANOC Ph: (604) 408-2010
State-of-the-art facility for coordinating communications and emergency services during the Olympic games. VANOC is preparing to start regular reporting on venue development.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 911
Start: May 2008
Finish: May 2009
Last Update: Jun 2004

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Vancouver

Olympic Games—Hastings Park
VANOC Ph: (604) 408-2010
Renovations at the Hastings Park Pacific Coliseum for figure skating and short-track speed skating, the Agrodome for figure skating training, and installation of a new temporary facility for short-track speed skating training. Remaining facilities will be used for entertainment and community sport, culture and recreation purposes.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Mar 2003
Project ID: 905
Start: Sep 2007
Finish: May 2009
Last Update: Jun 2004

Vancouver

Olympic Games—Hillcrest Park Stadium Park
VANOC Ph: (604) 408-2010
Replacement of the existing Vancouver Curling Club with a new permanent community centre containing 10–12 ice sheets, 6,000 temporary spectator seats during the Olympic games, and will be converted after the Olympic games into curling sheets, a hockey arena, gymnasium and community centre.

Status: Proposed
Est. Cost ($ million): 27
First Entry: Mar 2003
Project ID: 904
Start: Jun 2007
Finish: Dec 2008
Last Update: Jun 2004

Vancouver

Olympic Games—Simon Fraser University Indoor Speed Skating Oval
VANOC Ph: (604) 408-2010
Development of a new, 8,000-seat long track speed skating oval which can be used after the Olympics for hockey, short-track speed skating, and indoor summer sports. The location of the oval at SFU is currently under deliberation, with consideration of moving it to UBC due to construction costs and other issues, and is expected to be discussed at the Vancouver Olympic Committee's meeting in Jun 2004.

Status: Proposed
Est. Cost ($ million): 68
First Entry: Mar 2003
Project ID: 910
Start: Jul 2005
Finish: Sep 2007
Last Update: Jun 2004

Vancouver

Olympic Games—University of British Columbia Winter Sport Centre
VANOC Ph: (604) 408-2010
New winter sport centre to replace the existing Thunderbird Sport Centre, to be built for ice hockey competitions and training. Three ice sheets would be built, sized for the competitions and later academic and recreation purposes at UBC.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2003
Project ID: 909
Start: Aug 2005
Finish: Oct 2007
Last Update: Jun 2004

Vancouver

Olympic Games—Vancouver Olympic Village
Vancouver City Ph: (604) 408-2010
Development of accommodation facilities for 2,100 athletes and team officials on 6 ha in the False Creek area to include dining halls, polyclinics, training facilities, convenience stores and other amenities to support day-to-day living requirements. Permanent facilities include 56,700 sq m of rental housing and 3,300 sq m of commercial space. Design development process to start Aug 2004 and conclude in Nov 2005. Contract negotiations to conclude in Mar 2006. Phase 1 construction of permanent facilities to be completed by spring 2007. VANOC is preparing to start regular reporting on venue development.

Status: Proposed
Est. Cost ($ million): 162
First Entry: Mar 2003
Project ID: 912
Start: Spring 2006
Finish: Sep 2009
Last Update: Jun 2004

Vancouver

UBC—Integrated Biodiversity Laboratory
University of British Columbia Ph: (604) 731-3103
New building of 9,200 sq m to contain research laboratories and specialized processing and research facilities for unique world class specimen collections of plants, fish, insects, vertebrates, fungi and fossils, supporting research into habitat, species and ecosystems. To be located on the site adjacent to the Biological Sciences building.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 896
Start: ?
Finish: ?
Last Update: Mar 2004

Vancouver

UBC—Museum of Anthropology
University of British Columbia Ph: (604) 822-2287
Expansion and enhancement of facilities for research and teaching. The feasibility study budget and project budget have been approved. The project has nearly completed its Schematic Design and is awaiting the North Campus Neighborhood Plan approval. The current phasing plan is to continually occupy the Museum. Consultants selected include Arthur Erickson, Stantec and Michael Lundholm.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2003
Project ID: 895
Start: Sep 2004
Finish: Nov 2007
Last Update: Mar 2004

Vancouver

UBC—Student Housing
University of British Columbia Ph: (604) 822-2287
Single student housing development on the Food Sciences site (Marine Dr) to accommodate 2,000–2,500 graduate and undergraduate students. The master plan is complete and site analysis is proceeding. Project to be developed in two phases with approx 750 units in the first phase and 1,200 units in the second phase.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Mar 2003
Project ID: 890
Start: Fall 2004
Finish: Fall 2005
Last Update: Jun 2004

Vancouver

Vancouver General Hospital Academic Ambulatory Care Centre
Access Health Vancouver Partnership Ph: (604) 375-3677
Public-private partnership to build a centre to coordinate outpatient services, and provide physician practice offices, medical education areas, and related activities to support 580 medical professionals and 600,000 annual patient visits. The 365,000 sq ft centre would replace several older buildings at Oak and W. 12th Ave. the Urban Design Panel is reviewing the design in Jul 2004. Website: www.partnershipsbc.ca

Status: Proposed
Est. Cost ($ million): 90
First Entry: Mar 2003
Project ID: 928
Start: Fall 2004
Finish: Summer 2006
Last Update: Jun 2004

Vancouver

Yaletown Park—901 Mainland
Wall Financial Corp. Ph: (604) 893-7136
Site is the block bounded by Homer, Smithe, Mainland and Nelson Streets. It includes 3 properties with a total area of 114,409 sq ft and a 17,000 sq ft urban park. Proposal includes three towers (34-, 32-, and 30-storeys) with a three- to seven-storey base that includes 23 townhouses (for a total of 880 dwelling units), 2,500 sq ft of retail space in two units, and three levels of underground parking for 965 vehicles. Building permit has been received in Spring 2004, and excavation is beginning. Construction of the building is expected to begin in Aug 2004. Website: www.yaletownpark.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2003
Project ID: 885
Start: Summer 2004
Finish: Early 2007
Last Update: Jun 2004

Vancouver

The Melville—550 Bute
Amacon Developments Ph: (604) 688-0893 (Architect)
Plans are to construct a mixed-use project with a 40-storey residential tower (400 ft) containing 256- units, a small boutique hotel of 12-storeys with 60- units, as well as convert the top two floors of an existing 10-storey mixed-use/parkade building from residential to commercial. Also included is a small retail component and a public amenity space. Development permit board approved the project. Architect: Hewitt Tan Kwasnicky Architects Inc.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2002
Project ID: 796
Start: Summer 2004
Finish: Fall 2005
Last Update: Jun 2004

Vancouver

955 and 969 Burrard Street—Residential Tower and New YMCA
Concert Properties Ltd. and YMCA Ph: (604) 688-9460
A proposal for replacement of the Downtown YMCA site (955 Burrard St) include a 44-storey, 300-unit high-rise condominium (proposed at the west end of the site, above the YMCA facility), and new 7,432 sq m YMCA facility, with the original heritage building on Burrard being preserved. Associated construction on the First Baptist Church site (969 Burrard St and 1017 -1045 Nelson St) include seismic upgrade and/or restoration and designation of the interior, construction of 1,858 sq m (20,000 sq ft) of new affordable rental housing, a 1,858 sq m (20,000 sq ft) community service facility, and a 16,722 sq m (180,000 sq ft) market residential building (24-storeys). Concert Properties purchased this property since the design was presented to city council. A revised plan submitted by Concert Properties was approved by the Urban Design panel. Public hearings will occur in Summer 2004. Architect: Stantec Architecture.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 2001
Project ID: 783
Start: Spring 2005
Finish: Spring 2007
Last Update: Jun 2004

Vancouver

Amtrak Rail Improvements
Amtrak Ph: (800) 872-7245
Addition of a second train from Seattle to Vancouver to accommodate passenger demand which will require upgrades to track and additional sidings on the Canadian portion. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2001
Project ID: 761
Start: ?
Finish: ?
Last Update: Mar 2004

Vancouver

Convention Centre Hotel (Burrard Landing)
Marathon Developments Inc. Ph: (604) 683-1024
800-room hotel proposal linked to, but separate from, the Vancouver Trade and Convention Centre proposal (see separate entry). The 46-storey, 800,000 sq ft hotel at 299 Burrard received rezoning in early 2002. Meeting rooms will be 45,000 sq ft and there will be a 15,000 sq ft ballroom. Hotel would be part of the Burrard Landing area of Coal Harbour. Rezoning is required. Architect: Baker McGarva Hart Inc.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2001
Project ID: 735
Start: Early 2005
Finish: Fall 2007
Last Update: Mar 2004

Vancouver

Vancouver Trade and Convention Centre Expansion
Vancouver Convention Centre Expansion Project Ltd.
Ph: (604) 647-7203
Proposal for an expansion to the Vancouver Trade and Convention Centre at Coal Harbour includes a marina, amphitheatre, civic park and gardens, with a green roof consisting of grasses and drought tolerant plants. There will be a 250,000 sq ft exhibition hall, 83,000 sq ft meeting room, 50,000 sq ft ballroom, 12,000 sq ft signature room and a 1,500-seat 124,000 sq ft lecture hall. Funding is in place and a call for proposals for construction is expected by Summer 2004. Environmental approval is required and it is expected that construction will proceed in Fall 2004. Website: www.vanconex.com/expansion/news.html

Status: Proposed
Est. Cost ($ million): 535
First Entry: Mar 2000
Project ID: 162
Start: Fall 2004
Finish: Summer 2008
Last Update: Jun 2004

Vancouver

Vancouver General Hospital Medical Technology Park
Vancouver Hospital and Sciences Centre Ph: (604) 875-5628
Proposed replacement of obsolete buildings to construct 700,000 sq ft of space for medical biotech companies over 20 years from Oak to Ash Streets between 10th and 12th Avenues. Project has been approved by the Health Board. Construction of 500,000 sq ft to occur over first five years of project with remainder over 15 years. The power plant and nurses quarters projects have been through the Urban Design Panel and are expected to begin the development permit application process shortly.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 140 — Finish: 2019
First Entry: Sep 1999 — Last Update: Jun 2004
Project ID: 599

Vancouver

488 Robson Street Development
Ph: (604) 683-4376 (Architect)
A proposed 17-storey mixed-use building containing 92 dwelling units with a 4-storey (3 + mezzanine) podium for retail, office and residential uses. Development permit approved. Architect: Hancock Bruckner Eng & Wright Architects.

Status: Proposed — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Mar 1998 — Last Update: Jun 2004
Project ID: 382

Vancouver

Bentall V Project
Bentall Development Inc/OMERS Realty Corp. Ph: (604) 661-5000
Phase 2 of a 33-storey office-hotel tower of approx 630,000 sq ft, with retail/service amenities at street level and expansion of underground parking capacity at 550 Burrard St. Phase 1 is complete (22-storey office tower with ground floor retail/office and 7-storeys below grade for a total of 436,000 sq ft with a temporary landscaped plaza, completed late 2002). Phase 2 is the remaining 11 storeys of the tower, the retail pavilion, and a permanent plaza. Architect: Musson Cattell Mackey Partnership.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 50 — Finish: Fall 2006
First Entry: Dec 1997 — Last Update: Jun 2004
Project ID: 242

Vancouver

Collingwood Village Condominiums
Concert Properties Ltd. Ph: (604) 688-9460
Development at 3528 Vaness adjacent to Joyce St. Skytrain station. Total development will include 2,800 residential units on 14 ha to be developed in four phases. Last building in phase 3 completed in Aug 2003—Nexus. Phase 4—the Latitude, a 25 storey concrete high rise with 244 units, started in summer 2003 and is scheduled to be completed in Apr 2005. The last tower, 21 storeys, was reviewed by the Urban Design Panel in Apr 2004.

Status: Proposed — Start: 1994
Est. Cost ($ million): 100 — Finish: Apr 2005
First Entry: Dec 1997 — Last Update: Jun 2004
Project ID: 225

Vancouver

International Village
Henderson Development Canada Ph: (604) 689-8898
Second stage of the International Village development at the northern end of the former Expo site just west of Chinatown, bound by Pender, Keefer, Abbot and Taylor Streets (500 Abbott St). Commercial space of 300,000 sq ft is offered and 160,000 sq ft of residential property. The commercial component (completed) features a Cinemark 12-screen movie theatre, food court, several restaurants, and a 23-storey tower which is complete. Two high-rises of 25- and 31-storeys and a 6-storey low-rise in the southeast quadrant of the site (600 Abbott–Firenze) have been issued development permits and will start construction in Summer 2004. Firenze has 457 units.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 400 — Finish: Oct 2006
First Entry: Dec 1997 — Last Update: Mar 2004
Project ID: 210

Vancouver

Woodward's Building Redevelopment
City of Vancouver Ph: (604) 871-6198
Proposed development plan to convert the department store at 101 W. Hastings, previously owned by Woodward's. Total floor area is 656,000 sq ft. Property owned by the province of BC was sold to the City of Vancouver in Mar 2003. Proponents have been short listed to three bidders, including a team consisting of Concert Properties and the Holborn Group, as well as Westbank Projects, and Millennium Properties. Final project bids were put in on Jun 11, 2004. Consultation on the designs will commence in early Jul 2004, with a decision by City Council expected in Oct 2004. Website: www.city.vancouver.bc.ca

Status: Proposed — Start: Early 2005
Est. Cost ($ million): — Finish: Summer 2006
First Entry: Dec 1997 — Last Update: Jun 2004
Project ID: 163

Vancouver Area

Northeast Sector Rapid Transit
Greater Vancouver Transit Authority Ph: (604) 453-4560
An expansion to Greater Vancouver's rapid transit network servicing the northeast section is planned to be in place in the next decade. Financing is approved for a $400 million portion of the project. Phase 1 of the Northeast Sector (NES) Rapid Transit Alternatives Project, which examines the alternatives for the the NES, is complete. Phase 2, the evaluation stage, was presented to the board in Spring 2004. After public consultation in spring 2004, the TransLink board voted on Jun 30, 2004 to proceed with this project and the RAV Rapid Transit line from Richmond to Vancouver (Project 914). Website: www.translink.bc.ca.

Status: Proposed — Start: 2007
Est. Cost ($ million): 400 — Finish: 2013
First Entry: Sep 2003 — Last Update: Jun 2004
Project ID: 992

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Vancouver To Callaghan Valley

Olympic Games—Sea-to-Sky Highway Upgrading
BC Ministry of Transportation Ph: (604) 609-3886
Proposed new major upgrades to Hwy 99 are planned as part of the 2010 Olympic Bid program of improvements (see separate entry for ongoing improvements). The proposal is to widen and straighten the highway at various points with three and four lanes, improve sight-lines, adding passing lanes and reducing driving hazards. The project extends 95 km from Nelson Creek canyon in the south to the northern terminus at Function Junction in Whistler. A test project is underway, to be completed in Jun 2004, on a 1 km strip north of Horseshoe Bay to shore up large walls called Mechanically Stabilized Earth (MSE). Request for qualifications issued and in May 2004 three proponent teams were shortlisted to participate in a RFP to design, build, finance and operate the project. The three proponents are: Black Tusk Highway Group, S2S Transportation Group, Sound Highway Development Consortium. RFP to be issued in Aug 2004, and contractor will be selected in Late 2004. Environmental Assessment Act approval issued in early Jun 2004. Website: www.seatoskyimprovements.ca

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Project ID: 903
Start: Late 2004
Finish: Spring 2009
Last Update: Jun 2004

West Vancouver

Park Royal Residential Development
Millenium Development Corporation Ph: (604) 925-7055
(City of West Vancouver)
The proposed residential development at 540–626 Clyde Ave includes 90-units within a 5- or 6-storey building of approx 117,000 sq ft. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Dec 2003
Project ID: 1029
Start: Late 2004
Finish: Fall 2005
Last Update: Jun 2004

West Vancouver

Cypress Mountain Ski Resort Expansion
Cypress Bowl Recreations Ltd. Partnership (CBR) Ph: (604) 926-5612
Cypress Bowl Recreations has received approval for its revised Alpine Ski Area Master Plan. The Plan approves, among other developments: a new base area, additional parking and three additional chairlifts on Mt. Strachan, including a gondola lift accessing a mountaintop restaurant. The proposal seeks the installation of a ski lift and addition of 11 ha of new ski trails on the east face of Black Mountain. The company is also seeking to upgrade the existing ski lifts and to make further improvements to existing ski trails. Some modifications are being made to the master plan to prepare for the 2010 Olympics (funded by the OCOG—see Olympic bid entries). Olympic projects include $11 million for run modifications and spectator facilities for freestyle skiing and snowboarding competitions, plus small snowmaking facilities installation to service the Olympic venues. No plans for new major construction until 2005.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Dec 1997
Project ID: 187
Start: Spring 2005
Finish: 2009
Last Update: Mar 2004

Whistler

Olympic Games—Whistler Creekside Resort Modifications
Intrawest Ph: (604) 669-9777
Run modifications and spectator facilities to accommodate Alpine Downhill, Super-G, and Combined Downhill and Paralympic Alpine events.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 2003
Project ID: 908
Start: Sep 2005
Finish: Nov 2007
Last Update: Jun 2004

Whistler

Olympic Games—Whistler Nordic Centre
Vancouver OCOG Ph: (604) 806-1019
Development of approximately 50 km of new trails and facilities for biathlon, cross country, Nordic combined, ski jumping with 60 m and 90 m high jumps, and Paralympic Nordic events, to be maintained after the games for public and athlete training use. The project is entering the BC Environmental Assessment Act process. Ten firms have been invited to submit detailed proposals for design and master planning by the end of Jun 2004.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2003
Project ID: 906
Start: Summer 2005
Finish: Jun 2007
Last Update: Jun 2004

Whistler

Olympic Games—Whistler Sliding Centre
VANOC Ph: (604) 408-2010
New bobsled, skeleton, and luge track to be built at the base of Blackcomb Mountain, to be converted after the games for public use and for athlete training.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2003
Project ID: 907
Start: May 2005
Finish: Oct 2007
Last Update: Jun 2004

Whistler

Olympic Games—Whistler/ Callaghan Valley Olympic Village
VANOC Ph: (604) 408-2010
Development of accommodation facilities for 2,000 athletes and team officials in 554 dwelling units on 23 ha at the Callaghan valley 13 km from Whistler. Project includes dining halls, polyclinics, training facilities, convenience stores and other amenities to support day-to-day living requirements. Approximately 300 rooms in the facilities will be wheelchair accessible. The site will include a combination of temporary facilities (e.g. dining hall) and permanent facilities including 37,880 sq m of non-profit rental housing available to Whistler residents and 2,800 sq m of commercial space. After the Olympics, 216 rooms will be dedicated to an athlete training and accommodation centre. Design development process to conclude in spring 2006. Contract negotiations to conclude in spring 2007. Public meetings held Jun 23, 24 and 26 after which one of two sites under consideration will be selected.

Status: Proposed
Est. Cost ($ million): 95
First Entry: Mar 2003
Project ID: 913
Start: Apr 2007
Finish: Late 2009
Last Update: Jun 2004

Whistler—100 km north

Bralorne Gold Mine
Bralorne–Pioneer Gold Mines Ltd. Ph: (604) 682-3701
Proposed reactivation of Bralorne mine at 450 tonnes/day. Current reserves indicate a mine life of approximately 5 years. Project would create 530 person-months during construction and 157 employees when operational. Bulk sampling is underway, to be followed by a feasibility study based on the results. Website: www.bralorne.com

Status: Proposed
Est. Cost ($ million): 27
First Entry: Sep 1997
Project ID: 252
Start: ?
Finish: ?
Last Update: Jun 2004

STATUS: ON HOLD

Abbotsford

Abbotsford Residential Development
Michael Rosen Planning Cons. (Owner's Rep) Ph: (604) 925-0977
Approx 1,000 units of single- and multi-family residences at 35220 Cassiar Ave, near McKee Rd. Conceptual plans reviewed and rezoning is required. Very preliminary. No dates as to when project may proceed. Planning Consultant: Michael Rosen Planning Consultants.

Status: On hold
Est. Cost ($ million): 75
First Entry: Sep 1999
Project ID: 618
Start: ?
Finish: ?
Last Update: Mar 2004

Burnaby

PMC—Sierra Office
PMC-Sierra Inc.
Development of nine structures of approx one million sq ft of high-tech office space on a 6 acre site at 3100 Production Way in Lake City. Phase 1: 4 buildings, approx 600,000 sq ft. On hold indefinitely.

Status: On hold
Est. Cost ($ million): 30
First Entry: Dec 2000
Project ID: 706
Start: ?
Finish: ?
Last Update: Mar 2004

Burnaby

Lake City Court Office Buildings
Tonko Novam Ph; (604) 684-1198
Total of 240,000 sq ft of office space at Lake City Court at 8081 Lougheed Hwy. The first of two low-rise office buildings is completed. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 35
First Entry: Jun 1998
Project ID: 419
Start: 2005
Finish: Early 2007
Last Update: Mar 2004

Burnaby

Halifax Street Apartment Towers
ONNI developments Ph: (604) 299-3674
Proposed 24-storey apartment tower with 171-units and twelve 2-storey townhouses containing approximately 310,000 sq ft and parking at 4132, 4150 and 4196 Halifax St. Demolition of warehouses is complete. Daycare centre is complete. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 70
Start: ?
Finish: ?
Last Update: Dec 2003

Hope

Cogburn Magnesium
Leader Mining International (Calgary) Ph: (250) 356-7475
(BC Env Assessment Office)
250,000 tonnes/yr quarry to produce magnesium silicate and 120,000 tonnes/yr hydrometallurgical facility to process the ore to magnesium planned for the area near Ruby Creek between Harrison Lake and Hope. Will require secure energy supply of 250 MW.

Status: On hold
Est. Cost ($ million): 200
First Entry: Sep 2002
Project ID: 836
Start: ?
Finish: ?
Last Update: Jun 2004

Pitt Meadows

Swan-e-set Bay Resort
Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 150-room hotel, 250 single- and multi-family homes, a riverfront park and tennis courts/ equestrian centre on 51 ha in Pitt Polder area, part of the 360 ha existing resort with two 18-hole golf courses and a clubhouse. Project is on hold.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 99
Start: ?
Finish: ?
Last Update: Mar 2004

Port Mellon

Howe Sound Pulp and Paper Electricity Generation Project
Howe Sound Pulp and Paper Ltd Partnership Ph: (604) 884-5223
New generation of 511 GWh of electricity at the pulp and paper mill using wood residue. Project was not selected for a BC Hydro power purchase contract in Apr 2003. Project may be redesigned.

Status: On hold
Est. Cost ($ million): 150
First Entry: Dec 2002
Project ID: 855
Start: ?
Finish: ?
Last Update: Mar 2004

Port Mellon

LNG Peak Shaving Project
Duke Energy Inc. Ph: (604) 691-5500
Three-billion cu ft natural gas liquefaction and storage facility on the Vancouver Island Gas pipeline. Located on a 24 ha site in the McNab Creek Valley, the plant will include refrigeration, storage and containment structures, and staff accommodation buildings. Received Environmental Assessment Act Project Approval Certificate. Project is on hold.

Status: On hold
Est. Cost ($ million): 130
First Entry: Dec 1997
Project ID: 104
Start: ?
Finish: ?
Last Update: Mar 2004

Powell River

Powell River Condensing Turbine Electricity Generation Project
Norske Canada Ph: (604) 483-3722
New generation of 170 GWh of electricity at the pulp and paper mill using wood residue. Project was selected as a BC Hydro power purchase contract in Apr 2003, however, the project is currently on hold.

Status: On hold
Est. Cost ($ million): 55
First Entry: Dec 2002
Project ID: 858
Start: ?
Finish: ?
Last Update: Mar 2004

Richmond

Sun Tech Hotel/Commercial Complex
Sun Tech Development Corporation Ph: (604) 214-8833
Proposed multi-use development including a hotel, movie theatres, restaurants, offices and retail stores on an 11 acre site at No. 3 Rd and Sea Island Way. Approx one million sq ft of development planned. Project will not likely move forward as originally proposed and discussions are ongoing with the city as to what a new proposal may include.

Status: On hold — Start: ?
Est. Cost ($ million): 75 — Finish: ?
First Entry: Sep 1998 — Last Update: Mar 2004
Project ID: 469

Richmond

Richmond Hospital Expansion
Richmond General Hospital Ph: (604) 278-9711
Phases 1 and 2 of expansion completed. $40 million funding requested for proposed Phase 3 replacement of 5-storey north tower. Waiting for approval to proceed with planning. Project is not likely to be active until late 2004. Architect: Wensley Spotowski Architectural Group.

Status: On hold — Start: Jun 2005
Est. Cost ($ million): 76 — Finish: Late 2006
First Entry: Dec 1997 — Last Update: Mar 2004
Project ID: 197

Surrey

Guildford Business Park
Bentall Corporation Ph: (604) 640-5881
Proposed 18 acre business park at 10231 -154th Street to include 450,000 sq ft of office space in five buildings. Phase 1: Building B: 3-storey, 90,120 sq ft office building is at working drawings stage. Building A : 3-storey, 108,045 sq ft office building is at design development stage. Building C : 3-storey 90,120 sq ft office building is at design development stage. Buildings A and C will follow Building B. Architect: Bunting Coady Architects.

Status: On hold — Start: ?
Est. Cost ($ million): 35 — Finish: ?
First Entry: Sep 1998 — Last Update: Mar 2004
Project ID: 458

Surrey

Cartier Place Condominium Towers
Guildford Estates Ltd. Ph: (604) 683-6683
Three condominium high-rise structures at 10160-149 St., 14975 -101A Ave, and 14970 -101A Ave. Plans for 18-, 20- and 22-storeys above-grade. Approx 40,000 sq m total area to be developed in phases. Architect: Lubor Trubka Associates Inc. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 65 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2004
Project ID: 123

Vancouver

UBC—Earth Sciences Centre
University of British Columbia Ph: (604) 822-2287
Geophysics and Astronomy building is to be replaced to allow expansion (188,500 sq ft) and renewal for Oceanography, Zoology and Botany departments. Project is on hold pending funding. Architect: Busby Bridger & Associates/ MBT.

Status: On hold — Start: ?
Est. Cost ($ million): 41 — Finish: ?
First Entry: Mar 2003 — Last Update: Mar 2004
Project ID: 897

Vancouver

647 Howe Street Hotel and Residential Complex
Allied Holdings Ltd. Ph: (604) 669-5335
Proposed combined 50-storey hotel/residential tower; 29 floors with 204 residential units and a 97-room hotel adjacent to the Hotel Georgia on Howe St. The parking garage adjacent to the Hotel Georgia will be demolished to provide more space for the building. Major seismic upgrading will also be done to the Hotel Georgia. This would be one of the tallest structures in Vancouver at 156 m (511 feet). Project is currently on hold. Architect: Bing Thom Architects.

Status: On hold — Start: ?
Est. Cost ($ million): 100 — Finish: ?
First Entry: Mar 2002 — Last Update: Jun 2004
Project ID: 810

Vancouver

False Creek North Hotel
Canadian Metropolitan Properties Ltd. Ph: (604) 682-0777
Proposed 30-storey, 300,000 sq ft hotel at the Plaza of Nations site on False Creek at 750 Pacific Blvd. Hotel would include 457-rooms, restaurants, convention space. Architects: Architectura. Zoning received. Project is on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2004
Project ID: 145

STATUS: CONSTRUCTION STARTED

Abbotsford

Regional Health Centre—Matsqui Correctional Centre
Correctional Services Canada Ph: (604) 526-2764 (Architect)
Health-care centre for all federal corrections facilities in Pacific Region to include psychiatric and drug treatment centre and a medical hospital to be located at the Matsqui Complex. Construction contractor: Bird Construction. Architect: CJP Architects.

Status: Construction started — Start: Jan 2001
Est. Cost ($ million): 50 — Finish: Aug 2004
First Entry: Jun 1998 — Last Update: Mar 2004
Project ID: 426

Britannia Beach

Britannia Beach Rejuvenation
MacDonald Dev Corp/BC Mining Museum/Prov Gov't
Ph: (604) 331-6018
A major mining technology centre, a tourist destination and residential component are included in the proposal to rejuvenate the site of an historic mining community. A water treatment plant began site preparation and a small hydro-electric facility may be rebuilt. Three firms have been short-listed to submit a full proposal to design, build and operate the treatment plant, including AMEC Americas Ltd. and Ledcor Projects Inc.; EPCOR Water Services Inc. and Team; and Terasen Utility Services Inc. and Team. Deadline for submissions is July 15, 2004.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 150 — Finish: 2010
First Entry: Dec 2003 — Last Update: Jun 2004
Project ID: 1048

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Burnaby

Highgate Village
Bosa Properties Inc. Ph: (604) 299-1363
Middlegate mall on Kingsway in Burnaby is to be replaced with 4 condominium towers, a Save-On-Foods, Shoppers Drug Mart, bank, police station, and Starbucks. The new mall began construction Summer 2003 and will open in Sep 2004. The existing mall will be demolished Summer 2004. The first tower, the Arcadia began construction early 2004. A total of 700 condominium units and some townhomes will be included, as well as park space. The third building is the Emerson, a 31-storey, 212-unit residential building. Website: www.highgatevillage.ca

Status: Construction started — Start: Aug 2003
Est. Cost ($ million): 90 — Finish: 2007
First Entry: Mar 2004 — Last Update: Mar 2004
Project ID: 981

Burnaby

Metropolis at Metrotown Mall Expansion
Ivanhoe Cambridge Ph: (604) 269-2800
Metrotown mall and Metropolis mall are being merged into a single mall. A main street axis and a 1,300-seat food court will be added to the merged malls. Construction Manager: Ledcor Industries Ltd.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 80 — Finish: Summer 2005
First Entry: Sep 2003 — Last Update: Mar 2004
Project ID: 1013

Burnaby

UniverCity Highlands—Intergulf Development
Intergulf Ph: (604) 291-3220
8 and 9-storey terraced apartment buildings and 2 storey townhouses on Parcel 4. There will be approx 170 residences with a broad mix of units ranging from small studio suites to larger penthouses.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Sep 2004
First Entry: Jun 2003 — Last Update: Mar 2004
Project ID: 954

Burnaby

UniverCity Highlands—Millennium Development
Millenium Development Corporation Ph: (604) 291-3220
Construction of One University Crescent started Summer 2003 on Parcels 2 and 3. The project includes 2 buildings, stepping up from five storeys to ten, and will have approx 55 condominium suites and 60 residences.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Oct 2004
First Entry: Jun 2003 — Last Update: Mar 2004
Project ID: 953

Burnaby

UniverCity Highlands—Polygon Development
Polygon Homes Ltd. Ph: (604) 291-3220
Within the first phase of UniverCity Highlands, Polygon has started construction on the 'Harmony' community, which includes 180 residences in three 4 -storey buildings on Parcel 9. Included in the development are two-level homes along University Crescent, and apartments of varying sizes.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Fall 2004
First Entry: Jun 2003 — Last Update: Mar 2004
Project ID: 955

Burnaby

5600 Thorne Avenue Business Park
Anthem Properties Ph: (604) 689-3040
Business park for industrial and corporate tenants on a 22 acre subdivision site in the Big Bend industrial area at 5600 Thorne Ave. The site has been subdivided, serviced and paved and two warehouses are under construction. Two sites are still available for development.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 28 — Finish: 2008
First Entry: Mar 2003 — Last Update: Mar 2004
Project ID: 936

Burnaby

Electricity Transmission Upgrade
BC Hydro Ph: (604) 528-1600
Replacement of an aging underground electricity transmission cable (2-L33) from Horne Payne substation in Burnaby to Cathedral Square substation in Vancouver. Construction includes a new 230 kV circuit, substation upgrades, and circuit reconfigurations along a new route. Website: www.bchydro.com

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 44 — Finish: Fall 2004
First Entry: Mar 2003 — Last Update: Jun 2004
Project ID: 865

Burnaby

Renaissance Towers—Residential High Rises
Embassy Developments Ph: (604) 291-2660 (Architect)
Residential towers, 30- and 32-storeys at the 4300 block of Lougheed in Burnaby to provide 370 residences. Phase 1, Fresco, is under construction. Phase 2 is called the Mosaic. Architect: Dikeakos and Cotter Architects. Website: www.RenaissanceTowers.ca

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 40 — Finish: Spring 2006
First Entry: Mar 2003 — Last Update: Jun 2004
Project ID: 884

Burnaby

Simon Fraser University—Technology and Sciences Complex —Module 1
Simon Fraser University Ph: (604) 291-4743
New building of 100,000 sq ft to house the Science and Applied Science classrooms, labs and research support. Project went to tender in Mar 2004 and was awarded to Stuart Olson Constructors.

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 23 — Finish: Sep 2005
First Entry: Mar 2003 — Last Update: Jun 2004
Project ID: 931

Burnaby

The Presidia Residential Development
Bosa Ventures Ph: (604) 688-2672
A 30-storey high-rise and 9 townhouses containing 160-units at 5145 Kathleen Ave.

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 46 — Finish: Spring 2005
First Entry: Dec 2002 — Last Update: Mar 2004
Project ID: 849

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Burnaby

Burnaby (South East) Secondary School
Burnaby School District Ph: (604) 664-8441
New secondary school with a capacity of 1,500 students on a 15 acre site. School will be located at 6969 10th Ave and will be complete for the Sep 2005 school year.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2001
Project ID: 765
Start: Dec 2003
Finish: Aug 2005
Last Update: Dec 2003

Burnaby

Discovery Place Research Park
Discovery Parks Inc. Ph: (604) 734-7275
Technology research centre comprising 11 buildings at 4401 Sanderson Way. Several buildings are completed and 1 development site remains. Site 12, located at the northwest corner of the 80 acre Discovery Place site, at the intersection of Canada Way and Gilmore Way has a 5-storey building proposed when tenants/ purchasers are found. Site 14, located in the southern portion of the site near the intersection of Sanderson Way and Willingdon Ave, has a 4-storey building proposed, which has been purchased by Electronic Arts (Canada) in order to expand their current facilities. Construction is expected to begin in Summer 2004. Website: www.discoveryparks.com

Status: Construction started
Est. Cost ($ million): 90
First Entry: Dec 1997
Project ID: 73
Start: Summer 1999
Finish: Summer 2005
Last Update: Jun 2004

Burnaby

City-in-the-Park Towers
Station Hill Park Developments Ph: (604) 733-3100 (Architect)
Residential development at 6837, 6833 and 7368 Station Hill Dr includes seven towers of which five are complete. The next tower Villa Jardin (22-storeys, 127,740 sq ft) began construction May 2003. The final tower, the Belvedere, is in the rezoning process and may start construction in Fall 2004. Architect: Lawrence Doyle Architect Inc.

Status: Construction started
Est. Cost ($ million): 350
First Entry: Sep 1997
Project ID: 68
Start: 1997
Finish: Early 2006
Last Update: Jun 2004

Chilliwack

Rogers Foods Ltd.—Pacific Division (Chilliwack)
Rogers Foods Ltd. Ph: (250) 546-8744
A 250 tonnes/day, state-of-the-art flour mill. The new plant will mill wheat into custom, high quality flours, in bulk and bag, sold to commercial bakers, food processors, and distributors in the Lower Mainland of British Columbia, and to export customers in Pacific Rim countries. Contract for the major milling machinery which was awarded to OCRIM s.p.a. of Italy. Project manager is Stantec.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2003
Project ID: 875
Start: Dec 2003
Finish: Late 2004
Last Update: Mar 2004

Chilliwack

The Village at Sardis Park
Ph: (604) 793-2906 (Chilliwack City)
Long-term comprehensive development project with many developers involved to include housing, office and commercial space on 50 acres at 6760 Vedder Rd. The site has been approved for 700 units of single, detached houses, townhomes and apartments, plus 150,000 sq ft of commercial space. By the end of 2003, 150 units were built or under construction. Phase 1, 31 single-family homes is under construction. Commercial phases will follow after the residential phases are completed.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2000
Project ID: 687
Start: Summer 2002
Finish: Summer 2007
Last Update: Mar 2004

Chilliwack

Chilliwack Family Leisure Centre and Multiplex
Chilliwack Economic Partners Corp./RG Properties Ltd.
Ph: (604) 792-9311
The Leisure Centre portion of the project, which includes a family leisure pool, lap pool, therapeutic pool and fitness centre, is completed. Construction is underway for the multiplex arena with a capacity of 3,500 people that can be expanded in the future to seat 6,500 people, and a second ice sheet with a seating capacity of 300 people. The multiplex will also contain other developments such as retail, restaurant and commercial facilities. The City has selected Chiefs Development Group as the proponent for the multiplex.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Jun 1999
Project ID: 583
Start: Spring 2001
Finish: Summer 2004
Last Update: Jun 2004

Chilliwack

Chilliwack Business Estates
Chilliwack Economic Partners Corp. Ph: (604) 792-9311
Site adjacent to Hwy 1 to be developed in phases over 20 years. Initial phases to include manufacturing, warehousing and distribution, and office buildings. The 56 acre Phase 1 construction is complete -a $15-million, 75,000 sq ft laboratory and manufacturing centre on a 10.5 acre site. Soprema Roofing Products has completed construction to expand their storage area, doubling the size of their existing facility. Oak West has completed a 100,000 sq ft furniture manufacturing and multi-tenant facility. Volume Carpets has completed a 5,000 sq ft commercial facility. A-One is currently constructing a building to expand their facilities. Website: www.chilliwackpartners.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 1998
Project ID: 484
Start: Oct 1998
Finish: 2018
Last Update: Jun 2004

Coquitlam

Silver Springs Neighbourhood Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Development at 1335 Pinetree Way of 650 units in townhouses and 4-storey apartment buildings to be constructed in 3 phases. Amendments to the OCP have been approved. Phase 1 (Trillium): 115-units in two 4-storey buildings and Phase 2 (Whisper Ridge) with 3 and 4 bedroom townhomes are currently under construction. The latest phase, the Tamarisk apartment building, started construction in Fall 2003.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 784
Start: Summer 2002
Finish: Summer 2005
Last Update: Dec 2003

Coquitlam

Henderson Civic Centre
Henderson Development (Canada) Ltd. Ph: (604) 689-8898
Two phase development on eight acres opposite Coquitlam Shopping Centre at 1151 Pinetree Way, Lincoln Ave and 1146 Heffley Cr. Includes a 34-storey, 288-unit residential tower, office building, hotel, and retail component. Phase 1, the retail mall, is complete and Phase 2 is set to begin in Spring 2005. Project Architect: Kirkor Architects & Planners.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 110 — Finish: Spring 2006
First Entry: Dec 1997 — Last Update: Mar 2004
Project ID: 178

Langley

Convention Centre and Casino—Square One Lands
Langley City Ph: (604) 688-0893 (Architect)
A 25,000 sq ft convention centre with a 75-room hotel and 65,000 sq ft casino on the Square One Lands at the intersection of the Fraser Hwy and Glover Rd. Architect: Hewitt Kwasnicky Architects Inc.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 44 — Finish: Early 2005
First Entry: Sep 2003 — Last Update: Jun 2004
Project ID: 990

Langley

Willowbrook Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Three developments on 66th Ave, 68th Ave and 203rd Street. The Amberleigh, a 4 phase, 186 townhouse development is complete. The Steeplechase, 88 townhomes, is also complete. The third development of 130 homes, the Sagebrook, is under construction. Architect: Ramsey Worden Architects.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 25 — Finish: Early 2005
First Entry: Sep 1998 — Last Update: Jun 2004
Project ID: 481

Langley

200th Street Highway Interchange
BC Ministry of Transportation Ph: (604) 456-2439
Under partnership arrangement with Langley and developer BA Blacktop, an interchange is being built at 200th St and Hwy 1. Improvements include widening 200 Street to four lanes from 84 Avenue to 91A Avenue, constructing a six-lane overpass bridge, and redesigning the Highway 1 on/off-ramps. Buckland & Taylor Ltd., in association with BA Blacktop Ltd. and McElhanney Consulting Services Ltd., carried out the design-build contract. New lanes are open as of mid-Jun 2004. Final stages of construction and demolition of the old 200 St bridge underway. To reduce public costs, a unique offer has been included in the project. Upon rezoning, Grosvenor International Canada will develop approximately 50 acres of surplus provincial land near the interchange for proposed retail, commercial and business park uses. (see Project 1127).

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 25 — Finish: Late 2004
First Entry: Sep 1997 — Last Update: Jun 2004
Project ID: 85

Lions Bay to Squamish

Sea-to-Sky Highway Upgrading
BC Ministry of Transportation Ph: (604) 660-8397
Ongoing upgrades to the Sea-to-Sky Highway are underway, e.g. 21 km of paving were completed in Summer 2002 and 7 km from Culliton Creek to Cheakamus Canyon is being expanded to three lanes and being resurfaced. Construction is underway with scheduled completion in 2005. See the Olympic Bid—Sea-to-Sky Highway Upgrades (separate entry) for new major upgrade proposals.

Status: Construction started — Start: Jun 2001
Est. Cost ($ million): 150 — Finish: Jun 2005
First Entry: Dec 1997 — Last Update: Mar 2004
Project ID: 182

Maple Ridge

Maple Ridge Town Centre Redevelopment
Maple Ridge District/Voth Brothers Developments Ltd.
Ph: (604) 463-5221
Development of 3.2 ha site at 11995 Haney Place to include 150-room hotel, 500-seat performing-arts centre, library and office tower, municipal hall and leisure centre. Phase 1 (100,000 sq ft. office tower and library) construction completed Feb 2001. Underground parkade construction of Phase 1 (350 spaces) complete and Phase 2 (500 spaces) complete. Phase 2: Expansion of the leisure centre and new youth centre is complete. Phase 3: Arts centre (150,000 sq. ft.) with 500 seats is complete and occupied. Phase 4: Hotel construction date to be announced.

Status: Construction started — Start: Jan 2000
Est. Cost ($ million): 50 — Finish: 2006
First Entry: Sep 1998 — Last Update: Mar 2004
Project ID: 478

New Westminster

Border Infrastructure Project— Highways 91A/91
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to the Hwy 91A/ Queensborough bridge north interchange, $25 million for a new interchange at Howes St, and $10 million for a new interchange at 72nd Ave. The bridge interchange will be tendered in late 2004 with construction starting mid-2005. The project to construct detour lanes for Howes St was awarded to Imperial Paving and is under construction. Construction on Hwy 91 in New Westminster has also started. The 72nd Ave portion has not been tendered as of mid-Jun 2004. The design contract was awarded to Urban-Associated.

Status: Construction started — Start: Apr 2004
Est. Cost ($ million): 58 — Finish: Late 2007
First Entry: Mar 2003 — Last Update: Jun 2004
Project ID: 916

New Westminster

Queensborough Landing Shopping Centre
First Pro Shopping Centres Ph: (604) 448-9112
Development of a 425,000 sq ft shopping centre on Boyd St. Wal-Mart store (132,000 sq ft) opened Nov 2003. Development permit approvals requested for several additional tenants to be opened by Fall 2004.

Status: Construction started — Start: Apr 2003
Est. Cost ($ million): 75 — Finish: Fall 2004
First Entry: Mar 2003 — Last Update: Mar 2004
Project ID: 876

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New Westminster

Rialto Court
Aragon Group Ph: (604) 732-6170
Two residential high rise towers are planned at 1500 Quayside Dr. The first, a 238-unit high rise condominium tower, started construction in Mar 2003 and is expected to be complete in Sep 2004. The second tower is also under construction and is expected to be complete in early 2005. Architect: Dikeakos and Cotter Architects.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Mar 2003
Project ID: 883
Start: Mar 2003
Finish: Mar 2005
Last Update: Mar 2004

New Westminster

Patullo Bridge Rehabilitation
TransLink Ph: (604) 453-4609
General repairs and seismic upgrading of the Patullo Bridge are proposed, including $11.6 million on general repairs ($1.6 million of which would be spent in 2002, $9.6 million in 2003 and 2004 on repainting, and $13.3 million on seismic upgrading). Seismic upgrades will not proceed before 2005. Below Deck Coating and Safety Improvements was awarded to Ciara Industries in early 2004 and has begun construction.

Status: Construction started
Est. Cost ($ million): 34
First Entry: Dec 2001
Project ID: 793
Start: Spring 2004
Finish: 2005
Last Update: Jun 2004

New Westminster

The Uptown Condominiums—615 Hamilton Street
Appia Developments Ph: (604) 294-2742
Development of a 20-storey, 110-unit condominium building at 615 Hamilton St and 740 & 760 Sixth St. Architect: Dikeakos and Cotter Architects.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 782
Start: Summer 2003
Finish: Early 2005
Last Update: Jun 2004

New Westminster

Port Royal Planned Community
Aragon Development Corp. Ph: (604) 732-6170
Planned village for 3,000 residents on the eastern section of Lulu Island on a 65 acre parcel formerly the site of a sawmill, box plant and a foundry. Two parcels under construction. Remaining 50 acres to include up to 200 homes, 200 townhomes, 400 condominiums, parks and trails. This will be a phased development over six to seven years. Construction will starting on 91 single-family homes in Fall 2004. Architect: Ramsay Worden Architects Ltd.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Sep 1997
Project ID: 93
Start: 1997
Finish: Summer 2005
Last Update: Jun 2004

North Vancouver

Harbourside Business Park
Concert Properties Ltd. Ph: (604) 688-9460
Project includes an auto mall of 13 tenants, a light-industrial business park, and a hotel and shopping area on 27 ha of waterfront land that was formerly occupied by Fullerton sawmill. Phase 1: two buildings of approx 35,000 sq ft are completed (Van Electric Box and Suntech Optics). Phase 2: Hotel, retail development and marina to be developed in the future. A private high school (Bodwell International High School) was completed in Sep 2003 with approx 63,000 sq ft for 350 students, a cafeteria, library, gym, dormitories, labs, swimming pool and multi-media rooms.

Status: Construction started
Est. Cost ($ million): 110
First Entry: Jun 1998
Project ID: 422
Start: Spring 2000
Finish: Late 2005
Last Update: Sep 2003

North Vancouver

Seymour Falls Dam Seismic Upgrade
Greater Vancouver Regional District Ph: (604) 436-6945
Seismic upgrade of the Seymour Falls dam has completed detailed design. Project was tendered Dec 16, 2003 and awarded to Peter Kiewit and Sons Construction. Construction is underway.

Status: Construction started
Est. Cost ($ million): 18
First Entry: Jun 1998
Project ID: 437
Start: Mar 2004
Finish: Summer 2006
Last Update: Jun 2004

North Vancouver

The Pier (Versatile Shipyards)—Mixed Use Development
Pinnacle International Ph: (604) 988-1688
Located east of Lonsdale, 13 individual development parcels include approx 1.16 million sq ft of residential, commercial (office, retail, hotel, conference facility) and institutional uses. Development permits have been processed for parcel 1—64,600 sq ft of commercial space, and parcel 2—residential above commercial building for a total of 142,625 sq ft, and will be issued in Summer or Fall 2004. These will be the first two parcels built. Development permits are being processed for parcel 3, a 91,925 sq ft residential high-rise with a small amount of commercial space, for which a change in the Official Community Plan is required. Parcel 4 will be an additional 181,700 sq ft residential high-rise. A development permit has been processed for parcel 5, which includes a hotel with 110-rooms, a 10,000 sq ft conference facility, public amenities and a pool. Parcels 7 and 8 (both commercial heritage buildings) have been prepared to convert them to commercial space, which may proceed in 2005. Parcel 9 contains a heritage building, called The Machine Shop, and will be gifted to the City of North Vancouver for potential development as a museum and sub-sea centre. Parcel 10 will be 25,825 commercial sq ft in a heritage building. Parcels 11 and 12 will be 315,525 sq ft of residential and live-work units. Parcel 13 will be 4,000 sq ft of commercial space. Also see the Lower Lonsdale and Foot of Lonsdale projects.

Status: Construction started
Est. Cost ($ million): 400
First Entry: Jun 1998
Project ID: 438
Start: Spring 2004
Finish: Early 2007
Last Update: Jun 2004

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North Vancouver

Lower Lonsdale Development Plan
North Vancouver City Ph: (604) 985-7761
Proposed six-block development area comprised of 15 development sites (owned mostly by the City of North Vancouver) to include 1,600 dwellings in several buildings, a grocery store, retail outlets and a community centre. Site is bounded by Third St, St. George's Ave, Chesterfield Ave and Esplanade. West View Homes, a 12-storey high-rise apartment building on Site 4 and a 4-storey wood frame apartment building for Site 6 are complete. Fairmount Pacific are the developers of Sites 5A and B. On Site 5, construction of "TIME" is nearly complete—two 120 ft towers with a total of 268 apartment units with some townhouses on 1st St. Architect for sites 5A and B is D. Buttjes. Also on site 5 is a 34,000 sq ft multi-purpose community centre with facilities for seniors and youth which will be complete in July 2004. There will also be 20,000 sq ft of retail space, aside from the IGA, which will be a 20,000 sq ft grocery store on Site 5. Site 3a at 151 W. 2nd has been sold to Seagate Properties Ltd. who will start construction in Summer 2004 on a 20-storey high-rise with adjacent townhomes. Under construction on Site 2 is a 12-storey, 117-unit residential building named One Park Lane by the Millennium group. The City will be marketing its lands over the next 5 to 10 years. Reassessment of the development plans for the area east of Lonsdale (Sites 9, 10, 11 and 12) will begin mid-2004.

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 140 — Finish: 2010
First Entry: Mar 1998 — Last Update: Jun 2004
Project ID: 355

North Vancouver

GVRD Capilano and Seymour Water Filtration Plant
Greater Vancouver Regional District Ph: (604) 432-6341
The largest water filtration plant in Canada, for the Seymour source, has started construction. A conventional design-build project includes an 1,800 mL/day filtration plant, twin tunnels, 7.5 km long, 18,000 hp pumping station and a 2 MW energy recovery facility, to be operational by 2007. The detailed design of the energy recovery project was awarded to Knight Piesold Consulting. Site clearing started in Sep 2003, the pumping station started construction in Jan 2004, the filtration plant began construction in Mar 2004 and tunnelling will begin in spring 2005. Project management services awarded to Liaicon and Associates Inc.

Status: Construction started — Start: Sep 2003
Est. Cost ($ million): 250 — Finish: Summer 2007
First Entry: Sep 1997 — Last Update: Jun 2004
Project ID: 83

Pitt Meadows

CP Business Park
Canadian Pacific Ph: (604) 465-5454 (Pitt Meadows)
100 acre business park on the former CP Rail land to be built in 2–3 phases. Phase 1 is a 250,000 sq ft Western Grocers distribution centre.

Status: Construction started — Start: Oct 2003
Est. Cost ($ million): 35 — Finish: 2005
First Entry: Sep 2002 — Last Update: Jun 2004
Project ID: 829

Pitt Meadows

Meadowtown Centre
ONNI Group of Companies Ph: (604) 602-7711
41 acre retail commercial development consisting of two phases in 19800 block of Lougheed Hwy. Phase 1: 450,000 sq ft. Phase 2: 70,000 sq ft. Real Canadian Superstore began construction in early 2004. A Cineplex Odeon theatre, containing 10 theatres and a food court, are also under construction.

Status: Construction started — Start: Jan 2003
Est. Cost ($ million): 70 — Finish: Fall 2004
First Entry: Jun 2001 — Last Update: Jun 2004
Project ID: 741

Port Moody

NewPort Village
Bosa Development Corp. Ph: (604) 685-2428 (Architect)
Major residential, office and retail development totalling 1.2 million sq ft to proceed in phases at three locations on Ungless, Guildford and Ioco Rd. Several phases complete. Phase 8: The Belcarra is 75-units in a low-rise wood frame building and completed in Mar 2003. A 143-unit high-rise, the Sinclair, is under construction, and expected to be complete in Summer 2004. Phase 7, the Sentinel, is a tower located at 290 Newport and began construction in Spring 2004. Architect: Perkins & Co. Architecture & Urban Design.

Status: Construction started — Start: 1995
Est. Cost ($ million): 150 — Finish: Late 2005
First Entry: Dec 1997 — Last Update: Jun 2004
Project ID: 188

Port Moody

Suter Brook Development
ONNI Developments Ph: (604) 602-7711
Proposed development on a 22 acre site containing 1,000 dwellings in 13 low-rises and 3 high-rises, the largest of which would be 20 storeys for a total of about 1,000,000 sq ft and 3,300 sq m of office space at Ioco Rd and Murray St. Project is undergoing changes. Phase 1, which includes a 4-storey condominium building, is under construction. Future phases may include mixed-use high-rise towers and a hotel. Architect: Graham F. Crockhart Architect Inc. Website: www.onni.com

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 15 — Finish: 2009
First Entry: Sep 1997 — Last Update: Jun 2004
Project ID: 105

Richmond

Springbrook Estates Townhouse Development
AH Ten Holdings Ph: (604) 895-0437
Development of 98 townhouse units at 6300 Birch St, 9760 Ferndale Rd and 9771 Alberta Rd (DP 02-221259).

Status: Construction started — Start: Aug 2003
Est. Cost ($ million): — Finish: Late 2004
First Entry: Jun 2003 — Last Update: Jun 2004
Project ID: 952

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Richmond

River Rock Casino Resort

Great Canadian Casino Co. Ph: (604) 276-4000 (Richmond City)

Conversion of the vacant Bridgepoint market into a 70,000 sq ft casino with approx 950 slot machine and 80 gambling tables, a hotel and other entertainment facilities. Included will be two towers containing a 225-suite hotel, 1,000-seat theatre/ conference centre, retail and restaurant complex, spa, and a marina. The first phase is the casino, which opened in late Jun 2004, and the balance of the development will follow. The hotel is expected to open in early 2005, with the theatre/conference centre to complete in Spring 2005.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Mar 2003
Project ID: 877

Start: Summer 2003
Finish: Spring 2005
Last Update: Jun 2004

Richmond

Imperial Landing

ONNI Developments Ph: (604) 602-7711

Development at 4320 Moncton St of retail space (approx 30–50,000 sq ft), industrial space (approx 24,000 sq ft), office space (approx 45–55,000 sq ft) and 700 units in a mix of townhomes, condominiums and single-family homes on approx 21 ha. The waterfront park and boardwalk were completed Mar 2003. Riverfront townhouses and single-family homes are under construction. Construction of the condominiums, and The Village condominiums and homes, began in Spring 2004. Approval was given in 2003 to convert the old BC Packers office building to new use as a private school (Steveston Academy), however, the project is seeking financing. A fourth area, the Maritime mixed-use area by the water, is currently under review for permitting.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Sep 2001
Project ID: 769

Start: Sep 2002
Finish: Late 2005
Last Update: Jun 2004

Richmond

Riverside Business Park

Opus Building Canada Inc. Ph: (604) 948-0023

20 acre industrial site at Riverside Way, Featherstone Way, Hwy 99 and Steveston Hwy. Includes 138,000 sq ft self-storage building. Opus completed the 23,000 sq ft Today Trading facility. Arkon Technologies completed their 26,000 sq ft research and development facility. A 70,000 sq ft, multi-tenant building is complete. Nathan Allen Glass have completed their office and manufacturing facility. KNP Headwear completed construction of a 25,000 sq ft building in Spring 2004, on lot 15. Opus is currently constructing the Grand Ballroom, a 14,500 sq ft building. The remaining three lots can accommodate 20,000 sq ft to 140,000 sq ft and will be developed when leased.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2000
Project ID: 707

Start: Aug 2002
Finish: 2007
Last Update: Jun 2004

Richmond

Vancouver International Airport Expansion

Vancouver Airport Authority Ph: (604) 276-1447

Expansion plans include adding nine gates to the new international terminal, widening taxiways and other improvements over the next decade to handle an additional 15 million passengers/year. Phase 1: Construction of first building of west chevron to start late 2004. Phase 2: Expansion of west chevron to include second building, to follow construction of Phase 1. Screening Project (security project), a $100 million project to include renovations and purchase of new high technology, is under construction and expected to complete Summer 2005. A $24 million upgrade of the Domestick Terminal's A Pier was completed in Jun 2004. A $30 million upgrade to the south airfield began construction in Jun 2004.

Status: Construction started
Est. Cost ($ million): 1400
First Entry: Jun 1999
Project ID: 578

Start: Apr 2000
Finish: 2010
Last Update: Jun 2004

Richmond

Richmond Senior Secondary School

School District 38 (Richmond) Ph: (604) 668-6000

Replacement of existing building with a 2-storey 11,930 sq m new school to hold 1,200 students. Construction of new school completed Dec 2003 and was occupied in Jan 2004. The demolition of old school and construction of new playing fields began in Dec 2003 and is expected to complete in Summer 2004. Architect: Advanced Architecture Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 1998
Project ID: 475

Start: Summer 2002
Finish: Summer 2004
Last Update: Jun 2004

Richmond

Aberdeen Mall Expansion and Hotel

Fairchild Property Group Ph: (604) 270-7287

New mall at Cambie Rd and Hazelbridge Way which contains 3-storeys and approx 380,000 sq ft with more than 400 shops and an additional 2,220 parking spaces. The mall is complete and the parkade was completed Jan 2004. The development permit has been approved for a 114-unit condominium expected to begin construction Jul 2004 after rezoning is complete. Architect: Bing Thom Architects Inc.

Status: Construction started
Est. Cost ($ million): 135
First Entry: Dec 1997
Project ID: 115

Start: Fall 2002
Finish: Jun 2005
Last Update: Mar 2004

Richmond

The Palms

Bosa Ventures Ph: (604) 299-1363

400,000 sq ft residential development at 8471 Bennett Rd. Phase 1, the Monaco (16-storeys,116-units), is complete. Phase 2, the Fontarra, (six cluster groups of thirty, 3-storey townhouses) is complete. Phase 3, the Coronado, a 16-storey structure with 155 units, completed in Jun 2003. Phase 4, a 5-storey concrete structure with approximately 90 units, named the Monte Carlo, is under construction. Architect: Jan H. Timmer Architecture Ltd.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Dec 1997
Project ID: 107

Start: 1998
Finish: Fall 2004
Last Update: Jun 2004

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Richmond

Hamptons Apartment Development
Cressey Development Corp. Ph: (604) 683-1256
Proposed 450,000 sq ft on five sites. Development of four structures containing 410 apartment units located at 6260 and 6340 Garden City Rd. Phase 1: The Hamptons. Townhouses (97 units) located at 6388 Alder St site. Phase 1 and 2 townhomes, located at 6388 Alder St, are complete. Phases 3 (30-units) and 4 (19-units): located at 6300 Alder St completed in Apr 2002. The Katsura and Sequoia residential towers are currently under construction. The Magnolia, a 16-storey, 110-unit building, will begin construction in Summer 2004. Website: www.hamptonspark.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 1997
Project ID: 110
Start: Summer 1999
Finish: Late 2005
Last Update: Jun 2004

Squamish

Upper Mamquam Hydroelectric Project
Canadian Hydro Developers Ph: (403) 269-9379
Run-of-river electricity project to produce 25 MW of electricity.

Status: Construction started
Est. Cost ($ million): 35
First Entry: Dec 2000
Project ID: 712
Start: Nov 2003
Finish: Spring 2005
Last Update: Jun 2004

Squamish

Sea-to-Sky University at Squamish
Howe Sound Education Foundation Ph: (604) 878-6320
Proposed undergraduate university on 283 acre site near the Garibaldi Highlands. Campus includes academic buildings, student and faculty housing, and cultural, recreational and commercial facilities. Construction has begun on a $3 million bridge over the Mashiter Creek which will connect the university to Garibaldi Highlands (awarded to Coquitlam Ridge Construction Ltd.). Campus construction will begin in Summer 2004 and be complete in time for a Sep 2006 opening. Sale of market-housing lots is targeted for Fall 2004. Phase 1 of the market-housing could include 135 single- and semi-detached lots and multi-family parcels—First Cambridge Capital Inc will develop and own the first parcel of 19 ha.

Status: Construction started
Est. Cost ($ million): 120
First Entry: Sep 2000
Project ID: 694
Start: Mar 2004
Finish: 2008
Last Update: Jun 2004

Squamish

Garibaldi Springs Golf & Country Club
Newport Ridge Golf Ltd. Ph: (604) 925-8928
Proposed golf course, clubhouse and 140-unit hotel plus 106 townhouse units and 15,000 sq ft of commercial space. Phase 1, 46 townhouses, began construction Jun 2003 and completed in Jun 2004. Phase 2, 60 townhouses, began construction in May 2004. The 18-hole golf course will be completed and open by July 2004. Negotiations for a partnership to develop the hotel is complete and construction is to begin Fall 2004 for completion late 2005.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 1997
Project ID: 122
Start: Jun 2003
Finish: Late 2005
Last Update: Jun 2004

Surrey

Simon Fraser University—Surrey Campus
Simon Fraser University Ph: (604) 291-3394
Proposed new SFU campus in Surrey by outfitting and occupying a 20-storey office tower (Central City building), which was previously meant to house ICBC and the Technical University of BC. Project will be completed in phases. Phase 1A is under construction, Phase 1B is in the design stage, and Phase 2 is in the programming stage.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Jun 2004
Project ID: 1109
Start: Spring 2004
Finish: Fall 2005
Last Update: Jun 2004

Surrey

Access Lofts and Condos (100—10866 City Parkway)
Intracorp Developments Ph: (604) 582-3559
A three phase 265 condominium project. The buildings are 5-storeys high, with the 5th storey providing a loft component for units on the 4th floor. Phase 1 and 2 are completed. Phase 3 has 91 units and is in the pre-selling stage. Website: www.accessliving.ca

Status: Construction started
Est. Cost ($ million): 35
First Entry: Mar 2004
Project ID: 1058
Start: 2000
Finish: Summer 2006
Last Update: Mar 2004

Surrey

Fraser Downs Casino and Entertainment Complex
Orangeville Raceways Ph: (604) 591-4441 (City of Surrey)
Slots casino and entertainment complex at the Fraser Downs harness racetrack in Cloverdale. Council have approved the plan to install 200 slot machines. Plans are to install the slot machines in a temporary facility while a new facility is being built.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 943
Start: Spring 2004
Finish: Summer 2005
Last Update: Jun 2004

Surrey

Sussex House Condominiums
Rykon Group Ph: (604) 591-4441 (Surrey City)
Four concrete mid-rise towers in White Rock will include 150 homes at 15076 North Bluff Rd. The first building containing 38 suites was completed in early 2004. Construction on the second tower containing 28 suites is expected to begin Aug 2004. The third tower will have 28 suites while the fourth tower will have 60 suites.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Jun 2003
Project ID: 966
Start: Jun 2003
Finish: Fall 2005
Last Update: Mar 2004

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Surrey

Seniors Retirement Facility
Elim Housing Society Ph: (604) 930-2475
Ten structures to include 350 independent-living units and 150 assisted-care units in duplexes and apartments on an 18 acre site in the 9000 block at 160th St. First phase: 14 duplexes completed and a 42-unit apartment completed. 18 duplexes and 2 apartment buildings (49- and 42-units) are complete. 22 townhomes completed in Jul 2003. A 110-unit assisted living complex began construction in Jun 2004. Two independent living buildings, of 45- and 25-units, will begin construction in Fall 2004. Additional phases will be developed over the next 4 years. Architect: OCA Architects.

Status: Construction started
Est. Cost ($ million): 75
First Entry: Jun 1999
Project ID: 567
Start: Sep 2000
Finish: 2007
Last Update: Jun 2004

Surrey

104 Avenue Centre
Donald Pitt Ph: (604) 736-4847 (Construction Manager)
6 ha site, 253,000 sq ft commercial development at 104th Ave between 140th and 144th Streets was started as a shopping mall (known as the Asian Centre) but placed on hold in 1999. It is now being redeveloped by a new owner partly as office space.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 128
Start: Late 2003
Finish: Summer 2005
Last Update: Jun 2004

Surrey

Guildford Park Place Garden Apartments
Henderson Developments (Canada) Ltd. Ph: (604) 689-8898
Multi-phase apartment complex at Guildford Park Place. Phase 1, the Stanley, is complete. Construction has started on Phase 2: ten 4-storey structures totalling 152,000 sq ft, and will complete mid-2005. Phase 3 is four 15-storey structures totalling 187,000 sq ft. The timeline has yet to be determined for Phase 3. Completion date is for Phase 2. Architect: Kirkor Architects and Planners.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Dec 1997
Project ID: 199
Start: Spring 2003
Finish: Late 2005
Last Update: Dec 2003

Vancouver

Freesia Condominium Development
Magellen Developments (20/20) Inc. Ph: (604) 228-2020
Development of a 18-storey, 185-unit concrete building located at 1082 Seymour at Seymour and Helmcken. Site excavation started. Architect: Lawrence Doyle Architects.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1147
Start: Jun 2004
Finish: Early 2006
Last Update: Jun 2004

Vancouver

Liberta—West Point Grey Residential Development
Amacon Ph: (604) 602-7700
40 townhomes and 14, 3-level duplex homes located on UBC's endowment lands at 2780 Acadia St.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Jun 2004
Project ID: 1143
Start: Summer 2003
Finish: Spring 2005
Last Update: Jun 2004

Vancouver

Storyeum Historical Experience
Historical Xperiences Ph: (604) 685-8133
A 104,000 sq ft historical experience park about the history of British Columbia located on a ground and basement floor in the former Woodward's parkade between Cordova and Water Streets in Gastown. Plans include an underground theatre and what is said to be the world's largest elevator. Website: www.storyeum.com

Status: Construction started
Est. Cost ($ million): 22
First Entry: Mar 2004
Project ID: 1066
Start: Late 2002
Finish: Summer 2004
Last Update: Jun 2004

Vancouver

488 Robson Street Residential Development
H. Tjoa Ph: (604) 913-8303
A 17-storey high-rise residential building is proposed for 488 Robson St. The building would include 92 residential units with a 4-storey (3 + mezzanine) podium for retail, office and residential uses. Architect: Hancock Bruckner Eng & Wright. Excavation started.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 2003
Project ID: 1017
Start: Early 2004
Finish: Early 2005
Last Update: Mar 2004

Vancouver

The Bentley Condominium Tower
Polygon Homes Ph: 604) 683-4376 (Architect)
A 25-storey, 150-unit condominium complex at 1001 Homer. All units have been sold. Architect: Hancock Bruckner Eng & Wright. Project Manager: Intertech Construction.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 980
Start: Jul 2003
Finish: Aug 2005
Last Update: Mar 2004

Vancouver

The Hudson—610 Granville Street
WFC & MDC Development Corp. Ph: (604) 694-1610
A 35-storey mixed-use retail, office, and live-work residential building with a total of 404 dwelling units, and seven levels of underground parking. The project includes the retention of two heritage building facades. Website: www.hudson610.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2003
Project ID: 986
Start: Summer 2003
Finish: Spring 2005
Last Update: Jun 2004

Vancouver

L'Aria on Robson
DTKH Robson Developments Ph: (604) 736-9711
A 13-storey concrete, residential and commercial building at 522 Robson. The project includes 82 residential suites, a fitness studio, and 3 floors of commercial space. Architect: W. T. Leung Architects Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 947
Start: Jun 2003
Finish: Aug 2004
Last Update: Jun 2004

Vancouver

Pintura Residential Development
Intracorp Developments Ph: (604) 801-7000
The Pintura at 1530 W. Eight Ave in Vancouver includes 49 apartments and executive penthouses, and 10 townhomes. Architect: Nigel Baldwin Architects.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 20 — Finish: Fall 2005
First Entry: Jun 2003 — Last Update: Mar 2004
Project ID: 941

Vancouver

The Beach Crescent Neighbourhood—False Creek North Shore
Concord Pacific Ph: (604) 899-8800
As part of Concord Pacific's North Shore Development, The Beach Neighbourhood in North False Creek is expected to include over 2,100 residences in a combination of towers and low-rise buildings. The neighbourhood will include a marina, a child-care facility and 10 acres of parkland. Construction is complete on the first tower, West One, the tallest purely residential tower in Vancouver at 38 storeys, the Waterford, located at 1499 Homer, and Azura I. Azura II will complete in Jul 2004. Kings Landing has started construction at the 600 block Beach and consists of two 22-storey towers and townhomes and will provide 120 units. It will be complete in Jul 2005. Parkwest Tower I at the 600 block of Beach Cres, a 31-storey tower with 250 units, is under construction and expected to be complete Nov 2004. Parkwest Tower II at the 700 Block of Beach Cres is a 31-storey tower with 250 units, and is expected to be complete by Summer 2005. The Aqua at the Park, located at the 1400 block of Seymour, is expected to be complete in Summer 2005, and will consist of 26-storeys and 187 units. The two towers named Icon (11-storey and 16-storey) are currently being marketed and excavation began in Spring 2004 for completion in Spring 2006. Two additional towers, named The Max and Max 2, will be built between Icon and the waterfront, and are under construction, with completion expected in Summer 2005.

Status: Construction started — Start: 2002
Est. Cost ($ million): 3000 — Finish: Summer 2005
First Entry: Jun 2003 — Last Update: Jun 2004
Project ID: 951

Vancouver

Port of Vancouver Container Expansion Project
Vancouver Port Authority Ph: (604) 665-9337
The Port of Vancouver will add an extra 425,000 Twenty foot Equivalent Units of containers (TEUs) at the port's two Burrard Inlet container terminals, Centerm and Vanterm, for a new total capacity at the Port of Vancouver of 1.97 million TEUs by 2005. This represents the first step in the VPA's overall plan to reach 4 million TEUs of capacity by 2020. By 2005, the added capacity at Vanterm and Centerm will create 1,400 new direct jobs. The throughput capacity of the facilities is expanding on the existing footprints. Vanterm will have its current capacity increased by 100,000 to 600,000 TEUs. Centerm will have its current capacity increased from 340,000 to 720,000 TEUs. Construction began at Vanterm with expansion plans at Centerm finalized in Mar 2004. Plans for increasing capacity at Lynnterm, a break-bulk facility on the north shore of the harbour, by converting it to accommodate containers, would add 420,000 TEUs of capacity by 2007 and include an upgrade of its caisson berth. See separate entry for Roberts Bank Container Terminal 2 and Deltaport Expansion (Delta).

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 130 — Finish: Early 2005
First Entry: Mar 2003 — Last Update: Mar 2004
Project ID: 874

Vancouver

Taylor Residential Tower—550 Taylor Street
Pinnacle International Development Corp.
Ph: (604) 683-4376 (Architect)
26-storey residential tower containing 233-units and 22 townhomes.

Status: Construction started — Start: October 2003
Est. Cost ($ million): 25 — Finish: Summer 2005
First Entry: Mar 2003 — Last Update: Jun 2004
Project ID: 902

Vancouver

UBC—Chemical/Bio Engineering (including Clean Energy Research Centre)
University of British Columbia Ph: (604) 822-2287
Teaching facilities are to be developed in the new Chemical and Biological Engineering Building. The project was tendered in Dec 2003 and construction began in Spring 2004. Architect: Bunting Coady/Diamond Schmitt.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 38 — Finish: Aug 2005
First Entry: Mar 2003 — Last Update: Jun 2004
Project ID: 893

Vancouver

UBC—Institute for Computing Information & Cognitive Systems (ICICS)
University of British Columbia Ph: (604) 822-2287
Project intends to develop and facilitate research in interactive information systems, to include classrooms, laboratories and other related facilities to strengthen interdisciplinary research links between computer science, electrical, computer and mechanical engineering, medicine and health care, educational technology, psychology, commerce, process industries and utility systems. The Lecture Pavillion is 30% complete and the main building is 50% complete. Architect: Hotson Bakker/Bregman Haman.

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 22 — Finish: Oct 2004
First Entry: Mar 2003 — Last Update: Mar 2004
Project ID: 894

Vancouver

UBC Computer Science Building, Electrical and Computer Engineering Bldg
University of British Columbia Ph: (604) 822-2287
New facility for Electrical and Computer Engineering will be located in an addition to the north of the existing McLeod Building, which is the current home of the department.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 26 — Finish: Oct 2004
First Entry: Mar 2003 — Last Update: Mar 2004
Project ID: 892

Vancouver

Callisto Residential Building—Coal Harbour
Delta Land Developments Ph: (604) 893-8880
Townhomes and a 35 -storey tower in Coal harbour at 1281 W. Cordova to include 130 units. Architect: Hancock Bruckner Architects.

Status: Construction started — Start: Late 2002
Est. Cost ($ million): 110 — Finish: Late 2004
First Entry: Dec 2002 — Last Update: Mar 2004
Project ID: 950

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Vancouver

Paramount Place 900 Burrard Street
Wall Financial Corp. Ph: (604) 299-1363
25-storey building: 10 storeys for entertainment areas, including a Famous Players 9-screen theatre, IMAX, restaurants and other facilities, and 14 storeys for residential units at Burrard, Smythe and Hornby Streets. The theatres will be completed in Fall 2004 and the residential will be complete in Spring 2005.

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 125 — Finish: Spring 2005
First Entry: Dec 2002 — Last Update: Mar 2004
Project ID: 844

Vancouver

UBC Library Expansion—Irving K. Barber Learning Centre
University of British Columbia Ph: (604) 822-3131
Expansion of the main campus library to be called the Irving K. Barber Learning Centre which will be constructed around the core of the Main Library to add 200,000 new sq ft of inside floor space and 46,000 sq ft of renovated floor space, fully equipped to support wireless technology both inside and out. Demolition and site preparation are complete and construction began in early Jan 2004. Architect: Ledcor Industries Ltd.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 60 — Finish: May 2006
First Entry: Dec 2002 — Last Update: Mar 2004
Project ID: 862

Vancouver

Alvar Residential Development
Concert Properties Ltd. Ph: (604) 682-3726
28-storey multiple dwelling at 1001 Beach Ave containing 106-units, an outdoor amenity area, and three levels of underground parking for 153 cars accessed from Beach Ave. Architect: Lawrence Doyle Architect Inc.

Status: Construction started — Start: Late 2002
Est. Cost ($ million): 30 — Finish: Summer 2004
First Entry: Sep 2002 — Last Update: Jun 2004
Project ID: 825

Vancouver

1280 Richards
James Schouw Ph: (604) 681-1000
26-storey residential tower and 3 levels of underground parking at 1280 Richards. Construction is underway.

Status: Construction started — Start: Apr 2004
Est. Cost ($ million): 20 — Finish: Early 2006
First Entry: Jun 2002 — Last Update: Jun 2004
Project ID: 814

Vancouver

Sterling at 1050 Smithe Street
Bonnis Development Corp. Ph: (604) 618-1600
Apartment tower with 21-storeys above and 5-storeys below ground, for a total of 129 units. Architect: Studio One Architects. Website: www.sterlingliving.com

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 20 — Finish: Spring 2005
First Entry: Mar 2002 — Last Update: Jun 2004
Project ID: 800

Vancouver

UBC—Life Sciences Centre
University of British Columbia Ph: (604) 822-0195
Development of a 5-storey 550,000 sq ft Life Sciences Centre for teaching and advanced research at the University of British Columbia. Construction is underway and approx 80% of the tenders have been awarded.

Status: Construction started — Start: Oct 2002
Est. Cost ($ million): 105 — Finish: Spring 2005
First Entry: Dec 2001 — Last Update: Mar 2004
Project ID: 779

Vancouver

The Spectrum Residential/Commercial Development
Concord Pacific Ph: (604) 681-8882
Proposed development of a 147,000 sq ft Costco store and four residential towers, ranging from 26- to 32-storeys, containing various amenities, such as a swimming pool, with four levels of parking between the Georgia and Dunsmuir viaducts, adjacent to GM Place. Streets in Chinatown and Downtown will be extended to the waterfront and lined with parks, walkways and housing; a civic plaza with businesses, shops and offices surrounding it; new bikeways and tramways on Expo and Pacific boulevards. Architect for Costco is Mulvanny G2 Architecture. The first residential tower of four built will be started in Spring 2005 after the Costco store begins construction. Architect: Busby & Associates. Website: www.myspectrum.ca

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 200 — Finish: Jun 2007
First Entry: Jun 2001 — Last Update: Mar 2004
Project ID: 749

Vancouver

BC Cancer Research Centre
BC Cancer Agency Ph: (604) 877-6103
Development of a fully-integrated, 14-storey, 231,000 sq ft cancer research centre including genome sequencing labs at 675 West 10th Ave near the Vancouver General Hospital. The building will include space for offices, administration, a restaurant, auditorium, research library, and eight laboratories; enough to accommodate 600 staff and 60 principal scientists.

Status: Construction started — Start: May 2002
Est. Cost ($ million): 90 — Finish: Late 2004
First Entry: Sep 1999 — Last Update: Jun 2004
Project ID: 600

Vancouver

Broadway Tech Centre
Bentall Corp Ph: (604) 661-5000
Redevelopment of the 17.2 acre former Eaton's warehouse site at East Broadway, Renfrew, Nootka and Hebb Streets. The first two buildings are completed at 2985 and 2955 Virtual Way. Phase 2: four 4-storey buildings with a total of 460,000 sq ft. of commercial office and warehouse space are planned. 2925 Virtual Way is the next building planned. Architect: Bunting Coady Architects.

Status: Construction started — Start: 2002
Est. Cost ($ million): 80 — Finish: 2007
First Entry: Mar 1999 — Last Update: Mar 2004
Project ID: 555

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Vancouver

1176 Seymour Brava Towers
Amacon Group Ph: (604) 893-7131
Two residential towers (33- and 22-storeys) at Seymour and Davie totalling 450,000 sq ft in 439 condo units with 17,000 sq ft of commercial space at ground level. Website:www.brava.ca

Status: Construction started — Start: Late 2002
Est. Cost ($ million): 65 — Finish: Late 2004
First Entry: Sep 1998 — Last Update: Mar 2004
Project ID: 456

Vancouver

Champlain Mall Redevelopment
PCI Group Ph: (604) 684-1151
Reduction in size of existing shopping centre and replacement with 46,000 sq ft of commercial space in three free-standing buildings, a 100,000 sq ft strip mall, and 400,250 sq ft of residential buildings consisting of 198 townhouses and 146 apartments on east two-thirds of site. Re-development includes public library and police office on 16.5 acre site. Residential component will be constructed in phases. Phase 1: forty 3-storey townhouse units. Phase 2: two hundred 3-storey townhouse units. Phase 2 will follow Phase 1. Architect: W. T. Leung Architects.

Status: Construction started — Start: May 2002
Est. Cost ($ million): 35 — Finish: Late 2004
First Entry: Sep 1998 — Last Update: Mar 2004
Project ID: 457

Vancouver

UBC Biotechnology Laboratory—The Michael Smith Building
University of British Columbia Ph: (604) 822-8251
New building at the University of BC for a 7,419 sq m biotechnology laboratory. Website: www.lbs.ubc.ca

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 27 — Finish: Aug 2004
First Entry: Jun 1998 — Last Update: Mar 2004
Project ID: 430

Vancouver

Bayshore Gardens
Blue Tree Management Ph: (604) 682-3377
Integrated residential community on 22 acres on Bayshore Dr (W. Georgia and Denman St). Consists of residential buildings 1650 (Phase 5), 1680 (Phase 4), 1717, 1777 (Phase 2), 1710 and 1790 (Phase 1) Bayshore Dr. The first four phases are complete. Phase 5, a 19-storey, 11,190 sq m tower at 1650 Bayshore completed in Sep 2003. (Architect: Downs-Archambault). Phase 6 at 1616 Bayshore Dr is in pre-sales and will consist of a 25-storey residential tower, 6 townhouses along Bayshore Dr and an 8-storey building along Cardero St to include non-market housing units, retail shops and a daycare facility. Phase 6 began construction in Jan 2004 and will be complete in Dec 2005. Architect: Downs-Archambault. Website: www.bayshoregarden.com

Status: Construction started — Start: 1996
Est. Cost ($ million): 400 — Finish: Late 2005
First Entry: Dec 1997 — Last Update: Mar 2004
Project ID: 243

Vancouver

Citygate Complex
Bosa Development Corp. Ph: (604) 294-0666
Development of a site between Main and Quebec Streets at the east end of False Creek. Will include 1,000 residential units, retail and office space in seven high-rises and a series of low-rises. Eight phases: Phase 5, the Viceroy, is completed. The next tower, Phase 6—The Brighton, a $40 million project consisting of 145-units will be complete Summer 2004. Phase 7: social housing has been completed. Phase 8: construction began Mar 2004 and will include 77 units. Phase 9: a 22-storey, 167-unit residential tower is in the approvals stage and expected to start construction in Spring 2005. Architects: Perkins & Co. Architecture & Urban Design Inc.

Status: Construction started — Start: 1989
Est. Cost ($ million): 100 — Finish: Summer 2006
First Entry: Dec 1997 — Last Update: Mar 2004
Project ID: 235

Vancouver

Coal Harbour Redevelopment
Marathon Developments Inc. Ph: (604) 893-8880
A multi-year project in three phases to create residential, commercial and public spaces on 29 acres between Burrard and Cardero St. Plans include 2 marinas, hotel, community centre, office towers and residential units. Expected to house 3,500 residents when fully built. First two phases are complete. Phase 3: five apartment buildings—all of which, the Avila (21-storey), the Bauhinia, the Escala tower (28-storey), the Cascina (25-storey) and Denia (20-storey), are complete. One 350-berth marina and the Coal Harbour Community Centre completed. Shaw Tower (489 ft tall) on Burrard Landing site is 532,000 sq ft, 40-storeys above grade with 130 residential units on the upper 26 floors and offices on the lower 14 floors. The $150 million tower is under construction—the architect is James K. Cheng. Project is expected to complete in Fall 2004. Aspac Developments has started construction on Harbour Green Place, consisting of 3 towers 23-, 29- and 35-storeys. One Harbour Green at 1169 W. Cordova began construction late Fall 2003 and is expected to complete Oct 2005. Two and Three Harbour Green will be scheduled according to the market. Website: www.waterfrontplace.com

Status: Construction started — Start: 1992
Est. Cost ($ million): 1000 — Finish: 2007
First Entry: Dec 1997 — Last Update: Mar 2004
Project ID: 240

Vancouver

Portico Condominium Development
Bosa Development Corp. Ph: (604) 294-0666
Located at 2198 Granville St on a 6 acre site and at 2298 Granville St which includes two 11-storey towers, a 13-storey tower, a 5-storey building comprising fourteen 2-1/2 storey townhouses and 6-storey mid-rise, and some commercial units. Phase 1: two 11-storey towers are built. Phase 2: The Siena, a 15-storey tower and a 5-storey, 14-unit townhouse building was completed Summer 2003. Phase 3 (final phase): The Verona, a 19-storey tower and 5-storey mid-rise apartments is under construction for completion late 2004. Architect: Perkins & Co. Website: www.sienaofportico.com

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 125 — Finish: Late 2004
First Entry: Dec 1997 — Last Update: Jun 2004
Project ID: 148

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Vancouver Area

UBC—University Town
University of British Columbia Ph: (604) 822-6400
Eight neighbourhoods are currently being planned for the UBC Endowment Lands. Public forums are ongoing. The neighborhoods will include residential, commercial and institutional buildings. Neighbourhood Plans have been approved for the Mid-Campus (Hawthorn Place) and Theological (Chancellor Place) neighbourhoods and construction is underway. University Boulevard, which is awaiting final approval, will include a below-ground transit station, relocation of the Empire Pool, rental market housing, commercial and academic space. The neighbourhood plans for the East Campus Neighbourhood, which will include 70% rental housing and 30% market housing with new streets, parks and walkways, has received approval-in-principle. Planning has not begun on the Thunderbird and Gage South neighbourhoods. The North and South Campus neighbourhoods are in the planning and consultation process. Website: www.universitytown.ubc.ca

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 100 — Finish: Summer 2015
First Entry: Sep 2003 — Last Update: Jun 2004
Project ID: 1008

West Vancouver

StoneCliff Residential Development
Concert Properties Ltd. Ph: (604) 602-3713
Proposed three, 15-storey residential towers to be built above the Upper Levels Hwy. Phase 3 includes a 3,300 sq ft amenity building. Construction has started on tower 1 and is scheduled for completion Jul 2004. Tower 2 will begin construction Sep 2004. Phase 3 is scheduled for a Jan 2005 start.

Status: Construction started — Start: Apr 2003
Est. Cost ($ million): 45 — Finish: Fall 2006
First Entry: Sep 2002 — Last Update: Mar 2004
Project ID: 837

West Vancouver

The Village at Park Royal
Larco Group Ph: (604) 727-8203
240,000 sq ft redevelopment of the west lands on the south side of Park Royal Mall. Units will range from 500 to 30,000 sq ft and will house two anchor tenants—a grocery store (Whole Foods Market) and Home Depot Design Place, as well as restaurants, fashion and lifestyle retailers.

Status: Construction started — Start: Sep 2003
Est. Cost ($ million): 30 — Finish: Aug 2004
First Entry: Sep 2001 — Last Update: Sep 2003
Project ID: 776

West Vancouver

Whitby Estates
British Pacific Properties Ph: (604) 926-3482
Phased development of 124 single-family and 128 multi-family units on two sites of a 104 acre property on Folkstone Rd. Construction is nearing completion. Architect: Neale Staniszkis Doll Adams Architects.

Status: Construction started — Start: 1999
Est. Cost ($ million): 40 — Finish: Fall 2004
First Entry: Dec 1999 — Last Update: Jun 2004
Project ID: 632

West Vancouver

Park Royal Shopping Centre Expansion
Larco Investments Ltd. Ph: (604) 922-3211
Addition of 240,000 sq ft to the Park Royal Shopping Centre in an adjacent building, including demolition of some portions of the mall and replacement with 8 retail buildings. Architects: F&A Architects and Musson Cattell Mackey Partnership. Website: www.shopparkroyal.com

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 50 — Finish: Aug 2004
First Entry: Sep 1997 — Last Update: Jun 2004
Project ID: 165

Whistler

Nika Lake Lodge
David Ehrhardt/John Haiback/Bryce Chapman Ph: (604) 938-4270
A 4-storey, 78-room hotel with a restaurant and lounge located next to the Whistler station.

Status: Construction started — Start: Late 2003
Est. Cost ($ million): 56 — Finish: Early 2005
First Entry: Mar 2004 — Last Update: Mar 2004
Project ID: 1085

Whistler

Pan Pacific Village Centre
Intrawest Properties Ltd. Ph: (604) 669-9777
Development of a 9-storey, 83-suite hotel in Whistler Village. Additional amenities include a lounge, 25 yard lap pool, 2 hot tubs, 3 spa suites, workout facilities and 930 sq ft of meeting space.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Early 2005
First Entry: Jun 2003 — Last Update: Jun 2004
Project ID: 948

Whistler

Four Seasons Private Residences—Discovery Centre
Intrawest Properties Ltd. Ph: (604) 669-9777
A 37 strata luxury suites and hotel at the base of Blackcomb Mountain, next to the Four Seasons Resort and to be managed by Four Seasons.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 36 — Finish: Dec 2004
First Entry: Mar 2003 — Last Update: Jun 2004
Project ID: 920

Whistler

Creekside Residential Development
Intrawest Properties Ltd. Ph: (604) 669-6300
Creekside redevelopment includes 3 residential buildings—Legends and the First Tracks Lodge are complete. Club Intrawest has an undetermined start date. Franz's Trail, a commercial development, is complete as well as a parkade. Note: See related project—Spring Creek at Whistler.

Status: Construction started — Start: Apr 2000
Est. Cost ($ million): 200 — Finish: 2006
First Entry: Jun 1998 — Last Update: Mar 2004
Project ID: 417

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STATUS: COMPLETED

Coquitlam

Coquitlam Centre Mall Expansion
Morguard Investments Ltd. Ph: (604) 681-9474
Approx 250,000 sq ft expansion includes new parking deck and a renovation of 134,000 sq ft of Coquitlam Centre mall at 2929 Barnet Ave. Includes four large-format stores, 50 smaller retail stores, and a food court. Main buildings and retro-fit of old Eaton's building are completed. Architect: Architectura Planning. General contractor: Stuart Olson Construction Inc.

Status: Completed
Est. Cost ($ million): 30
First Entry: Mar 1999
Project ID: 533
Start: Spring 2000
Finish: Spring 2004
Last Update: Jun 2004

Pemberton

Rutherford Creek Water Power Project
Rutherford Creek Power LP Ph: (604) 633-9990
49 MW run-of-river electricity project 6 km south of Pemberton on Hwy 99. Commissioning commencing. Construction contractor: Peter Kiewit Sons. Commissioning completed.

Status: Completed
Est. Cost ($ million): 70
First Entry: Jun 2000
Project ID: 667
Start: Sep 2002
Finish: Jun 2004
Last Update: Jun 2004

Squamish

Furry Creek Hydroelectric Project
Furry Creek Power Ltd. Ph: (604) 642-5702
A 10.2 MW hydroelectric power project on Furry Creek near Squamish is located between Britannia Beach and Porteau Cove.

Status: Completed
Est. Cost ($ million): 18
First Entry: Jun 2003
Project ID: 949
Start: Fall 2003
Finish: Jun 2004
Last Update: Jun 2004

Vancouver

Great West Life Building
Great West Life Realty Advisors Inc. Ph: (604) 713-6450
A 20-storey, 175-unit rental apartment tower with 14 townhomes, located at 939 Beatty St, completed in May 2004.

Status: Completed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 923
Start: Jan 2003
Finish: May 2004
Last Update: Jun 2004

Vancouver

Nova Residential Development
Bosa Ventures Ph: (604) 299-1363
Tower 1 is 188-units in a 27-storeys-above and 3-storeys-below ground residential tower and a 3-storey townhouse. Tower 2 is a 20-storey-above and 2-storey-below 166-unit residential tower, which includes a 2-storey townhouse.

Status: Completed
Est. Cost ($ million): 50
First Entry: Dec 2001
Project ID: 786
Start: Fall 2002
Finish: May 2004
Last Update: Jun 2004

Whistler

Spring Creek at Whistler
Intrawest Properties Ltd. Ph: (604) 697-6300
The Spring Creek Neighborhood south of Creekside at Whistler includes resident housing, market housing, a new fire hall, a daycare, an elementary school, community centre, and 8 acres of parkland. The 90-unit Bear Ridge resident housing project and The Glades, a 33-townhouse complex, are complete. The elementary school and community centre are also complete.

Status: Completed
Est. Cost ($ million): 50
First Entry: Sep 2003
Project ID: 1014
Start: Spring 2002
Finish: Spring 2004
Last Update: Jun 2004

Whistler

Four Seasons Resort Whistler
Intrawest Properties Ltd/Four Seasons Hotels and Resorts
Ph: (604) 669-9777
A 9-storey 68,000 sq ft hotel to include 242-units, a spa, health club, outdoor pool and 10,000 sq ft of meeting and banquet rooms.

Status: Completed
Est. Cost ($ million): 86
First Entry: Mar 2000
Project ID: 251
Start: Spring 2002
Finish: Jun 2004
Last Update: Jun 2004

Thompson/Okanagan Development Region

Updated July 7, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Western half of region extends over high plateau; rugged mountain and trench formations to the north and east.
Land Area in Sq. km. : 96,300
Population Density / Sq. km. (2003) : 5.1
Economic Base : Mining, forestry, agriculture, manufacturing, tourism and retirement industry.

Selected Demographic Characteristics

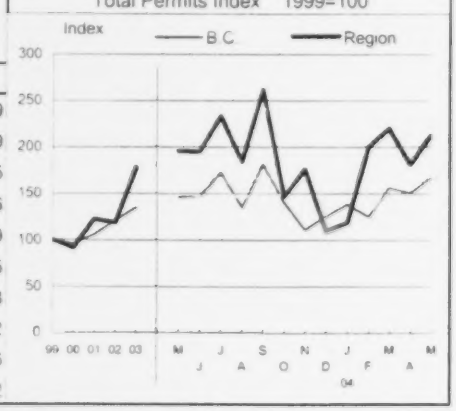
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	22.0	75.9	37.7	79.5	59.9	29.4	304.4	98.8	0.553	0.166	0.719	1976
1981	24.2	73.1	43.1	98.4	68.9	39.6	347.3	123.3	0.463	0.188	0.651	1981
1986	23.7	66.7	36.1	103.9	74.4	49.2	353.9	135.9	0.422	0.229	0.651	1986
1991	25.2	71.2	33.4	118.6	85.8	61.9	396.1	152.3	0.405	0.261	0.666	1991
1996	27.4	83.4	39.4	137.0	106.7	74.6	468.6	184.1	0.391	0.263	0.655	1996
2001	22.9	82.3	40.2	130.2	125.7	84.2	485.7	201.7	0.355	0.284	0.640	2001
2006	21.3	75.2	46.5	124.5	143.4	93.8	504.7	219.2	0.307	0.298	0.605	2006
2011	23.9	71.0	46.6	134.2	160.0	104.8	540.4	243.4	0.278	0.308	0.586	2011
2016	26.0	72.7	45.4	150.0	167.5	121.0	582.7	267.9	0.272	0.333	0.605	2016
2021	26.9	79.0	42.0	164.2	171.8	138.8	622.7	287.3	0.280	0.367	0.647	2021
2026	27.1	83.9	43.8	169.6	176.7	158.7	659.9	305.0	0.284	0.407	0.691	2026
2031	27.1	86.2	47.9	168.2	189.3	175.4	694.0	324.2	0.279	0.433	0.712	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	593.4	214.0	19.3	114.1	80.6	379.4	3,849
1997	575.2	184.4	47.3	101.2	35.9	390.8	3,649
1998	470.5	202.9	26.5	130.0	46.4	267.7	2,475
1999	435.5	181.9	17.0	99.5	65.4	253.6	2,296
2000	397.0	181.0	30.2	96.2	54.6	216.0	1,729
2001	531.3	247.1	17.4	159.4	70.2	284.2	2,235
2002	516.0	153.2	23.4	94.2	35.6	362.8	2,708
2003 p	771.9	235.8	49.2	116.3	69.1	536.1	3,712
YTD May '03	299.2	98.0	32.7	45.4	19.8	201.2	1,426
YTD May '04	337.4	54.6	4.7	36.0	13.9	282.8	1,822



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Thompson/Okanagan Development Region

Population of Major Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate			2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Thompson-Okanagan		**482,700**	**485,419**	**488,350**	**490,759**	Merritt	C	7,520	7,396	7,366	7,318
Kelowna	C	99,276	100,496	101,708	103,421	Spallumcheen	DM	5,383	5,357	5,356	5,339
Kamloops	C *	80,431	80,655	80,749	80,416	Peachland	DM	4,796	4,857	4,957	4,998
Vernon	C *	34,657	34,957	34,956	35,073	Armstrong	C	4,388	4,442	4,567	4,642
Penticton	C	32,318	32,339	32,399	32,519	Osoyoos	T	4,440	4,483	4,481	4,565
Salmon Arm	DM	15,824	15,873	15,830	15,980	Oliver	T	4,405	4,409	4,416	4,367
Summerland	DM	11,101	11,181	11,161	11,179	Golden	T	4,165	4,195	4,274	4,281
Lake Country	DM	9,488	9,672	9,687	9,785	Enderby	C	2,943	2,941	2,957	2,960
Coldstream	DM	9,478	9,504	9,567	9,685	Sicamous	DM	2,880	2,839	2,872	2,864
Revelstoke	C	7,888	7,826	7,868	7,782	Princeton	T	2,788	2,723	2,725	2,716

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes bindary change between '96 & '03, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Blue River

Saddle Mountain Ski Resort
Mike Wiegele Helicopter Skiing Ph: (250) 673-8381
Village 5 km east of Blue River proposed to accommodate guided heli-ski tourism, to include a hotel, condominiums and single-family units. Master plan includes ski runs, lifts, powder ski training facility, heli-pads, year-round trails and golf course. Phase 1, two primary ski runs, is completed. Further planned phases include a fixed-lift, a powder ski training facility and accommodation facilities. The development will include a 100-room hotel, clubhouse at the new golf course, maintenance and storage buildings, a condominium building with 50+ units which may be in one or more buildings. Master Plan approved, Master Development Agreement being negotiated.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 1999
Project ID: 629
Start: Jun 2006
Finish: 2010
Last Update: Mar 2004

Boston Bar

Kookipi Creek Water Power Project
Global Cogenix Corporation Ph: (604) 682-2201
Proposed 10–15 MW water power project near Boston Bar and nearby Log Creek water power project (see separate entry). Project was selected by BC Hydro for its green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 935
Start: Spring 2005
Finish: Spring 2007
Last Update: Mar 2004

Boston Bar

Log Creek Water Power Project
Global Cogenix Resources Ph: (604) 682-2201
Proposed 10 MW run-of-river hydroelectric project approximately 15 km northwest of Boston Bar in the Nahatlatch River watershed. Project was selected for BC Hydro's green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2000
Project ID: 713
Start: Spring 2006
Finish: Spring 2008
Last Update: Mar 2004

Kamloops

Afton Copper/Gold Project
DRC Resources Corporation Ph: (604) 687-1629
The pre-feasibility study for the Afton Copper-Gold Project outside Kamloops was completed Oct 2003, and a feasibility study is nearly complete. Exploration over the past 2 years has been in a pit previously owned by Teck Cominco. Excavation for an underground decline and construction of the portal facility are underway to allow for further exploration. Financing is currently being arranged through a private placement. Exploration is continuing. Website: www.drcresources.com

Status: Proposed
Est. Cost ($ million): 140
First Entry: Sep 2003
Project ID: 995
Start: ?
Finish: ?
Last Update: Jun 2004

Kamloops

Kamloops Sewage Treatment Plant
City of Kamloops Ph: (250) 828-3467
The City is conducting a liquid waste management process and are considering various wastewater treatment plant options. Public consultation has commenced. Detailed planning started in early 2002. Design work commenced in early 2004 and will be complete 2005 for a construction start in 2006. Estimated cost could vary from $35 to $65 million depending on option chosen.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2000
Project ID: 674
Start: Early 2006
Finish: Summer 2007
Last Update: Mar 2004

Kelowna

Brandt's Creek Crossing Residential Development
Cascadia Pacific Developments & Canada Lands Co.
Ph: (604) 926-4039
A proposed mixed-use, multi-family subdivision on the remediated former CNR yard. The project includes a hotel, office space, and light industrial uses. Phase 1, a multi-family project on Sunset Boulevard, is expected to begin construction in Fall 2004. Website: www.brandtscreek.com

Status: Proposed
Est. Cost ($ million): 80
First Entry: Jun 2004
Project ID: 1108
Start: Fall 2004
Finish: 2012
Last Update: Jun 2004

Kelowna

Playa del Sol Resort
Cove Properties Ltd. Ph: (403) 273-2683
A 283-unit resort, geared towards families, located in Kelowna's Mission District to be built in two phases. The first phase will consist of building 114 units, and the second phase will be the remaining 169. Plans include pools, hot tubs, restaurants, a games room, fitness centre, meeting spaces, and a business centre. Site work is currently underwasy. Website: www.playadelsolkelowna.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1117
Start: Sep 2004
Finish: 2008
Last Update: Jun 2004

Kelowna

UBC Okanagan and Okanagan College
Ministry of Advanced Education Ph: (250) 952-6508
Addition of 5,500 new student spaces at a new University of British Columbia Okanagan university in Kelowna and expanded existing Okanagan College campuses in Kelowna and a number of Okanagan communities.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1099
Start: Spring 2005
Finish: 2010
Last Update: Mar 2004

Kelowna

Vintage Landing Resort
Timberlake Global Ph: (250) 763-6011 (Kelowna City)
Plans on a 715 acre site include a 204-room, 17 storey hotel, 596-bungalows, a health and wellness village, a vineyard and winery, an 18 hole golf course, a marina and beach club. The Official Community Plan was amended in Jun 2004. Rezoning required.

Status: Proposed
Est. Cost ($ million): 477
First Entry: Mar 2004
Project ID: 1097
Start: Spring 2005
Finish: 2015
Last Update: Jun 2004

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3. Thompson/Okanagan

Kelowna

Kelowna North End Connector
Kelowna City Ph: (250) 763-6011 (City of Kelowna)
Plans for the design and construction of the first phase of the North End Connector, between Ellis St and Spall Rd. Running along the existing Clement Ave, from Ellis St to Gordon Dr, Clement Ave will be upgraded at intersections and along the frontage of new development. The new four-lane roadway would travel underneath the bridge on Bernard Ave near the Apple Bowl before intersecting with Spall Rd. Further phases of the North End Connector are expected to be in place within the next 20 years, which will extend from Spall Rd to McCurdy Rd. Currently in the design stage.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2003
Project ID: 1051
Start: Summer 2005
Finish: Late 2006
Last Update: Jun 2004

Kelowna

Mission District Park—Aquatic Facility
City of Kelowna Ph: (250) 860-5828 ext 105
Options currently being explored for a proposed aquatic centre include 25–50 m lengths, children's play facilities, water slide and commercial spaces. Public consultation is completed and the report will go before City council in July 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2003
Project ID: 1030
Start: 2007
Finish: 2008
Last Update: Jun 2004

Kelowna

Kelowna Downtown North
Canada Lands Corp. Ph: (250) 712-4216
Proposed construction of 1,700 dwellings for 3,500 residents on 23.5 ha site bounded by Sunset Dr, Gaston Ave and Ellis St in Kelowna's downtown area. Project would include up to 880 homes in up to 21-storey towers and 4-storey apartment and condominium buildings, renovation of existing CN Station (a historic site, and a hotel). Phase 1 is a 20-storey tower with 15 townhouses, to be constructed by Cascadia Developments. Website: www.city.kelowna.bc.ca

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 1998
Project ID: 363
Start: Summer 2004
Finish: 2010
Last Update: Jun 2004

Kelowna

Okanagan Lake Bridge Expansion
BC Ministry of Transportation Ph: (250) 356-1861
Three qualified proponents were short listed in Jun 2004 to respond to an RFP to design, construct, finance, and operate a new five-lane toll-free Okanagan Lake Bridge. The three short listed proponents are: Bouyguse Travaux Publics, Okanagan Bridge Group, and SNC-Lavalin Inc. Detailed proposals to be submitted by Nov 2004, with selection of a preferred proponent expected by spring 2005. The government will start preliminary construction in Fall 2004, the contractor is expected to begin construction in summer 2005, with a Spring 2008 completion. In addition to the bridge, two interchanges, valued at $25 million, will be built on the west side of the bridge. Website: www.okanaganlakebridge.ca

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 1997
Project ID: 272
Start: Fall 2004
Finish: Spring 2008
Last Update: Jun 2004

Lytton

Kwoiek Creek Water Power Project
Kwoiek Creek Resources Inc. Ph: (250) 455-2279
Proposed 80 MW hydroelectric facility on Kwoiek Creek near Lytton. Review conducted under the BC Environmental Assessment Act extended to allow the proponent to submit outstanding information by Sep 2006.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Dec 2000
Project ID: 711
Start: ?
Finish: ?
Last Update: Mar 2004

Lytton

Lytton Cogeneration Plant
Spatsum Lumber (Lytton) Ltd.
Owner requested no contact at this time.
Planned 25 MW electricity generation plant to use wood residue from Lytton Lumber as well as demolition and construction waste to generate and deliver 175 GWh of electricity. Project was selected for BC Hydro's green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in late 2004.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1997
Project ID: 278
Start: ?
Finish: ?
Last Update: Sep 2003

Merritt

Siwash/Elk Gold Mine
Almaden Minerals Ph: (604) 689-7644
Proposed gold mine on a previously mined property near Merritt is in the exploration phase to assess new veins. New drilling program underway in Jun 2004. Expected to apply for permits in 2005/2006. Website: www.almadenminerals.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1124
Start: Summer 2006
Finish: Summer 2007
Last Update: Jun 2004

Merritt

Okanagan Connector—Highway 97C/5A Upgrades
BC Ministry of Transportation Ph: (250) 828-4297
Plan to improve the highway by four-laning 8.3 km from Darcia Lake to Courtney Lake. In functional design stage, which will be completed by the end of 2004. Tendering expected in fall 2005.

Status: Proposed
Est. Cost ($ million): 14
First Entry: Mar 2004
Project ID: 1093
Start: Late 2005
Finish: Fall 2006
Last Update: Mar 2004

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Merritt

Active Mountain Park

Active Mountain Entertainment Corp. Ph: (604) 525-3330

Development for the current site of the Merritt Mountain Music Festival for a 150-room hotel and convention centre, 200 houses, 95 townhomes, 18-hole pro golf course, Indy car race track, 3/4 mile trial oval race track for cars, 25,000-seat outdoor entertainment complex, 6,000-seat amphitheatre and outdoor multi-purpose arts and sports complex, an amusement park with water slides and roller coaster, a winery, a brewery, 7 acre man-made lake, film and sound studios, a 350-seat arts theatre, restaurant, 700 fully-serviced RV pads in two parks, a convenience store, a gas station, nature walks, botanical gardens, and virtual-reality rides and games, campsites and parking for 5,000 cars. Lot A (148 acres) has been annexed to the city. Thompson Nicola Regional District approved re-zoning Lot B (289 acres) to Commercial Comprehensive Entertainment. Phase 1 (golf course and amphitheatre) has received approval from the Agricultural Land Commission. Zoning in place and financing is being arranged.

Status: Proposed
Est. Cost ($ million): 250
First Entry: Dec 2000
Project ID: 716
Start: Spring 2005
Finish: 2009
Last Update: Jun 2004

Near Ashcroft

Ashcroft Ranch Landfill

Greater Vancouver Regional District Ph: (604) 432-9352

Proposed 200 ha landfill near Ashcroft to take municipal solid waste from the Greater Vancouver Regional District. In the planning stages. The environmental, economic, social, heritage and health studies are underway and the application for an Environmental Assessment Act certificate is expected to be submitted in Summer 2004. Website: www.ashcroftranch.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2002
Project ID: 816
Start: Summer 2005
Finish: Summer 2006
Last Update: Mar 2004

Oliver Region

Il Villaggio d'Asolo

Asolo Development Corp.
Ph: (250) 492-0237 (RD of Okanagan-Similkameen)

A mixed-use community based on agricultural activities is proposed for approx 150 acres of the Covert Farm, 5 km outside of Oliver. The village will serve tourists and residents with 1,400+ bed units in the form of hotel or time share units, condominiums, villas, and farm clusters. An ALR application and rezoning will be required. Very preliminary.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1057
Start: 2005
Finish: 2008
Last Update: Jun 2004

Penticton

Penticton Secondary School Replacement

School District 67 (Okanagan Skaha) Ph: (250) 770-7713

Replacement of the existing secondary school with a new 1500 student, 13,685 sq m school. Feasibility study underway to confirm whether the school should be replaced or renovated. Funding is approved.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Jun 2004
Project ID: 1153
Start: Late 2004
Finish: Fall 2005
Last Update: Jun 2004

Penticton

Large Adaptive Reflector Radio Telescope

National Research Council of Canada Ph: (250) 493-2277

The Large Adaptive Reflector (LAR) is a very large steerable radio telescope with a reflecting surface 200 metres in diameter. The reflector will be made of flat panels. The overall reflector shape will be adjusted by computer-controlled actuators. The receiver will be supported by a balloon 500 metres above the reflector, controlled by 3 or more Kevlar-like cables and winches. The LAR will operate from 250 MHz to 22 GHz. This proposal is very preliminary.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 977
Start: 2007
Finish: 2008
Last Update: Mar 2004

Princeton

Princeton Coal-Bed Methane Project

Petrobank Energy and Resources Ltd. Ph: (403) 750-4400

A proposed coal-bed methane project near Princeton is in the approval process for its first test well. Consultation with the public and Upper Similkameen First Nation is underway. Website: www.petrobank.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1141
Start: ?
Finish: ?
Last Update: Jun 2004

Vernon

Middleton Mountain Neighborhood

Bear Paw Construction Ph: (250) 545-1361 (City of Vernon)

The Middleton Mountain Neighborhood on the upper Kosmino lands will include single- and multi- family homes. Rezoning was approved in Jun 2004. The subdivision application is expected in the summer.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 1005
Start: Spring 2005
Finish: 2008
Last Update: Jun 2004

Vernon

Okanagan Hills Resort

YK Ranch Projects Ph: (250) 545-1361 (City of Vernon)

A major golf course with resort and residential accommodation is proposed. The neighbouhood plan and rezoning bylaw have been accepted by council. Located above Bella Vista, the resort consists of 735 acres and will include a championship 18-hole golf course development, similar to Predator Ridge, a commercial winery, a 150-room hotel, 600 Tourist Residential Units and 640 Resort Residential Units. A no-build restrictive covenant requires environmental reports, and subdivision and development agreements before construction can begin.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2003
Project ID: 1003
Start: Spring 2005
Finish: 2009
Last Update: Jun 2004

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3. Thompson/Okanagan

Vernon

Kristall Resort and Spa
Gernot Langes-Swarovski Group Ph: (250) 545-1361 (City of Vernon)
A 150-room hotel, 20,000 sq ft wellness spa and conference centre to be developed in 2 phases is integrated with the summit and existing reservoir. Also included is 4,500 sq ft of commercial space. The City of Vernon approved rezoning and the Community plan, and building permits are in the application process. Site servicing began in Fall 2003. Architect: Cannon Johnston Architecture Inc.Visit: www.vernon.ca

Status: Proposed
Est. Cost ($ million): 65
First Entry: Jun 2003
Project ID: 965
Start: Summer 2004
Finish: Spring 2006
Last Update: Jun 2004

Westbank

Crystal Mountain Ski Resort
Pheidias Project Management Ph: (250) 768-5189
3,800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos, 18-hole golf course, day lodge, restaurants, and conference centre. Proposal includes 11 new lifts. The Master Plan for overall development was approved in 2002. Master development agreement was complete Aug 2003 and an Official Community Plan amendment, to be followed by rezoning, is being pursued. Website: www.crystalresort.com

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 1999
Project ID: 581
Start: Summer 2005
Finish: 2011
Last Update: Jun 2004

STATUS: ON HOLD

Kamloops

Stump Lake Guest Ranch Resort
Stump Lake Cattle Co. Ph: (604) 632-3303
Proposed guest ranch including a 70-room, $9 million grand lodge, 265 housing units and other resort facilities at the existing Stump Lake Ranch. Rezoning application has been withdrawn.

Status: On hold
Est. Cost ($ million): 20
First Entry: Jun 2002
Project ID: 820
Start: Spring 2005
Finish: 2007
Last Update: Jun 2004

Kamloops

Trucking Service Area
Atrium Mortgage Corp Ph: (250) 374-1322
Proposal for a truck service centre, hotel, fast-food services, an industrial park and residential development at Campbell Creek. A highway interchange at O'Connor Rd will replace two intersections and 2.4 km of the TransCanada will be realigned from Main Rd to east of Peerless Rd. Three partners are involved—the City of Kamloops and BC government are contributing to the highway interchange and frontage road construction. Roadwork is complete. No formal applications have been received for the truck stop service centre and other buildings.

Status: On hold
Est. Cost ($ million): 25
First Entry: Jun 1999
Project ID: 568
Start: ?
Finish: ?
Last Update: Mar 2004

Kamloops

Saddleback Hills
Saddleback Hills Development Corp.
Ph: (250) 828-3311 (Kamloops City)
Proposed residential development to include 32 townhouses and 200 single-family dwellings and 48 lots for development into small family homes or duplexes. Rezoning approved. Project is on hold until market conditions change.

Status: On hold
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 262
Start: ?
Finish: ?
Last Update: Jun 2004

Kelowna

Conservatory Towers
Warren Neufeld Ph: (250) 763-6011 (Kelowna City)
Proposed four structures on a 17 acre site at the intersection of Valley and Glenmore Roads. Four structures of 8-, 12-, 16- and 20-storeys and 2-storey townhouses for a total of 1.25 million sq ft will eventually house 2,500 people and include a 150-bed extended-care facility, 30,000 sq ft garden, markets and amenities. All permits have been issued but project continues to be on hold. Project Co-coordinator: Warren Neufeld.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 271
Start: Sep 2002
Finish: 2013
Last Update: Jun 2004

Osoyoos

Osoyoos Lake Resort
Osoyoos Lake Development Corp. Ph: 1-800-337-0335
Osoyoos centre hotel to contain 197 suites, a convention centre, a spa, restaurant and lounge, to be developed in two phases. Project has been put on hold while alternative plans are considered. Architect: Cornerstone Architects.

Status: On hold
Est. Cost ($ million): 15
First Entry: Jun 2003
Project ID: 976
Start: ?
Finish: ?
Last Update: Mar 2004

Vernon

Turtle Mountain Residential Development
R D Lewis & Associates Ltd Ph: (250) 374-5252
Proposed development on Turtle Mountain located west of city to include single-family, townhouse and apartment units. Project is in the planning stages and rezoning has been applied for. Traffic studies are also being conducted. Financing is not yet in place— project is on hold.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 2001
Project ID: 771
Start: ?
Finish: ?
Last Update: Jun 2004

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Yale

Inland Pacific Connector Pipeline
Terasen Ph: (604) 576-7300
Proposed 237 km pipeline will connect the recently completed southern crossing pipeline at Oliver to the regional marketing hub at Huntington near Abbotsford. Existing Kitchener compressor station will be upgraded. Four new compressor stations will be constructed as well as relocation and expansion of the odorant facility to the new compressor station site at Yahk. Review under the BC Environmental Assessment Act has been suspended.

Status: On hold
Est. Cost ($ million): 495
First Entry: Mar 2001
Project ID: 724
Start: ?
Finish: ?
Last Update: Jun 2004

STATUS: CONSTRUCTION STARTED

Golden

Border Infrastructure Project—Kicking Horse Pass Highway 1 Improvements
BC Ministry of Transportation/Government of Canada
Ph: (250) 354-6187
A joint federal-provincially funded program of infrastructure improvements to improve trade corridors linking the province's border crossings. This project includes replacing the 10-Mile (Park) bridge and constructing over 5 km of new four-lane highway in the Kicking Horse pass on the Trans-Canada Hwy east of Golden. The $23 million bridge replacement contract has been awarded to Peter Kiewit Sons Ltd. It also includes realignment of a 1.2 km section of four-lane highway to the east of the Yoho (Five-Mile) Bridge. The Yoho bridge project is expected to be completed Sep 2004. Surveying, geotechnical work, environmental assessment and preliminary design have been completed on the Park (Ten-Mile) Bridge, where construction will begin in late 2005, with completion expected for Nov 2007.

Status: Construction started
Est. Cost ($ million): 125
First Entry: Mar 2003
Project ID: 919
Start: Summer 2003
Finish: Nov 2007
Last Update: Mar 2004

Golden

Kicking Horse Ski Resort
Golden Peaks Resort Inc. Ph: (403) 245-8301
Expansion of existing ski resort with upgrades to facilities. Master Plan completed and approved. The phased development will include six ski lifts, a gondola, commercial development, 440 rooms in three hotels, 150 chalet units, 300 townhomes and 65 detached homes. The 51-unit Mountaineer Lodge is under construction, with completion expected in Apr 2005. Partners are Grouse Mountain Resorts Ltd and Ballast Nedam International. Website: www.kickinghorseresort.com

Status: Construction started
Est. Cost ($ million): 200
First Entry: Mar 1998
Project ID: 394
Start: Spring 2000
Finish: 2008
Last Update: Jun 2004

Kamloops

Terasen Pipeline Capacity Upgrade
Terasen Inc. Ph: (403) 514-6450
Planned pipeline system upgrade from Edmonton to the BC Lower Mainland, in two phases. The system's current capacity is approx 172,000 barrels/day, and the modifications will provide an additional 108,000 barrels/day. Phase 1 portions in BC include repair and reactivation of an 81 km section of pipeline between Kamloops and Darfield, and upgrading existing pump stations. Phase 2 is constructing new pump stations at Merritt and Wahleach, but this phase has been cancelled. Terasen also plans to build a new pipeline in stages, called TMX, along the existing Trans Mountain Line from Alberta to Canada's West Coast, which would eventually carry 640,000 barrels of oil per day to BC, with connections to Washington refiners. TMX is in the feasibility study stage. The company is also planning a $120 million expansion of its Corridor line. Website: www.terasenupgrade.com

Status: Construction started
Est. Cost ($ million): 120
First Entry: Jun 2003
Project ID: 973
Start: Jun 2004
Finish: Sep 2004
Last Update: Jun 2004

Kamloops

Kamloops Water Treatment Plant
Kamloops City Ph: (250) 828-3467
Installation of a membrane-filtration system is being combined with a groundwater supply to provide water to Kamloops residents. Approval obtained for a 40,000 to 48,000 cu m/day groundwater collector well, within the Kamloops aquifer, and a $36 million membrane treatment plant. Construction contract awarded to Graham Construction. Project planner: Urban Systems.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Mar 1999
Project ID: 535
Start: Apr 2003
Finish: Oct 2004
Last Update: Mar 2004

Kamloops

Kamloops-On-The-Lake (Six Mile Ranch) Complex
Pagebrooke Inc. Ph: (250) 314-0660
Resort development on Six Mile Ranch (Kamloops Lake Ranch and Country Club) site on 400 ha. The project will include a golf course and practice facilities, marina, 950 housing units, three hotels, a theme village and continuation of the cattle operations and equestrian centre.

Status: Construction started
Est. Cost ($ million): 180
First Entry: Dec 1997
Project ID: 264
Start: Spring 2001
Finish: 2010
Last Update: Mar 2004

Kamloops

Sun Rivers Community
Sun Rivers Development Corp. Ph: (250) 828-9989
Development of a country club, residential units, school and retail and commercial businesses on a 460 acre site near Hwy 16. The project will eventually contain 2,000 single- and multi-family residential units, eight phases in total. An 18-hole golf course and a driving range are complete with the clubhouse scheduled to start construction in Summer 2004. Development of Phase 1 of the single-family units: The Fairways, a 9-townhouse unit, and the Sagewood are complete. Construction of the Mariposa and Trillium Neighbourhoods are well underway. The Rosewood, which will have 60 units, and the Ninth Green, a 41-unit adult community, are also under construction. Website: www.sunrivers.com

Status: Construction started
Est. Cost ($ million): 450
First Entry: Dec 1997
Project ID: 282
Start: 1997
Finish: 2010
Last Update: Jun 2004

3. Thompson/Okanagan

Kamloops

Royal Inland Hospital Expansion
Royal Inland Hospital Ph: (250) 374-5111
Addition and alterations include construction of a 2-storey, 44-bed tertiary psychiatric facility. A new generator set switch and improved roadways valued at $2.3 million are under construction and the redevelopment of the hospital's 2nd floor valued at $22 million was awarded to PCL Monad Constructors Inc. in Sep 2003.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 1997
Project ID: 265
Start: Summer 2003
Finish: Summer 2006
Last Update: Jun 2004

Kamloops area

Sun Peaks Ski Resort
Sun Peaks Resort Corp. Ph: (250) 578-7222
Development of 23,000 beds as part of a long-term plan. Several projects are completed including a 230-room Sun Peaks Hotel. A $70-million expansion to skiing on Mt. Morrissey has opened up 600 acres of new terrain and in 2004 will double the chairlift capacity. Also included in the plan is the back nine of the golf course which will be completed Summer 2004. Trapper's Landing, 40-units of townhouses, 4-plexes and duplexes, sold out in Jan 2004, is under construction and expected to be complete by Dec 2004. Trail's Edge has 58 townhouse units and was completed Jun 2004. Several subdivision projects will be completing servicing in Summer 2004, and two new condo projects are in early planning stages. A 7,000 sq ft golf maintenance building began construction in Jun 2004 and will be completed by Fall 2004. In summary, Phase I of the overall plan is nearing completion with 6,000 bed units. Phase 2 of 4 phases will include an additional 6,000 bed units. Website: www.sunpeaksresort.com

Status: Construction started
Est. Cost ($ million): 295
First Entry: Dec 1997
Project ID: 284
Start: 1993
Finish: 2015
Last Update: Jun 2004

Kamloops to Golden

Highway 1 Upgrading
BC Ministry of Transportation Ph: (250) 828-4220
Multi-year plan to improve Hwy 1, the Trans Canada Hwy, from Cache Creek to the Rockies. Individual projects will be approved and completed on an annual basis. Funding approved for upgrades to four lanes from Broderick to Ford of a 4.2 km section of the highway between Ford and Carlin Rd by Emil Anderson Construction, to be completed by Sep 2004. Construction has started on bridge replacement and upgrades at the Woods Overhead (1.5 km between km 51.8 and km 53.9), to be completed by the end of Oct 2004 by Dawson Construction Ltd. of Kamloops. Feasibility review of various concepts is complete for the East Kamloops/Valleyview traffic. Estimated cost for Cache Creek to Kamloops is $70–80 million. Highway re-alignment to be completed 2006. Also see separate entry for Kicking Horse Pass Hwy 1 Improvements. Total value of all Highway 1 upgrade projects is estimated at $700 million.

Status: Construction started
Est. Cost ($ million): 134
First Entry: Dec 1997
Project ID: 260
Start: Late 2000
Finish: 2007
Last Update: Mar 2004

Kelowna

Mission Creek Towers
Starline Enterprises Ph: 1-800-663-5770
Two 9-storey condominium buildings located at 1966 Durnin Rd. Architect: Points West of Abbotsford.

Status: Construction started
Est. Cost ($ million): 26
First Entry: Mar 2004
Project ID: 1087
Start: Nov 2003
Finish: Early 2007
Last Update: Mar 2004

Kelowna

Mission Shores Town Homes
Intrawest Properties Ltd. Ph: (604) 669-9777
Construction has started on 54 cottage-like strata-titled townhomes located in Kelowna's Mission neighbourhood. Homes range in size from 1,800 to 4,000 square feet. Website: www.missionshores.com

Status: Construction started
Est. Cost ($ million): 15
First Entry: Jun 2003
Project ID: 960
Start: Summer 2003
Finish: Summer 2004
Last Update: Mar 2004

Kelowna

Discovery Pointe Resort 1128 Sunset Dr.
Pointe of View Developments Ph: (250) 861-5225
A 21-storey tower with 130-units to be built next door to Discovery Bay Resort. The tower and townhomes are currently under construction. Website: www.pointeofview.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 2002
Project ID: 848
Start: Mar 2003
Finish: Spring 2005
Last Update: Mar 2004

Kelowna

Royal Private Residence Club at the Grand Hotel
Grand Hotel Royal Residences Ph: (250) 868-5678
59 luxury condos to be built as part of the Grand Hotel complex on the Okanagan Lake waterfront. Preload is done and construction of the building began in Spring 2004. Website: www.royal-kelowna.com

Status: Construction started
Est. Cost ($ million): 45
First Entry: Sep 2002
Project ID: 828
Start: Spring 2004
Finish: Spring 2005
Last Update: Jun 2004

Kelowna

Landmark Corporate Campus
Stober Construction Ph: (250) 763-6011 (Kelowna City)
Proposed three buildings to house high-tech development on Dolphin Ave. The first building, a 6-storey structure, is complete, and the second building is under construction. The third building is to follow upon completion of the second building.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2000
Project ID: 702
Start: Early 2001
Finish: Jun 2005
Last Update: Jun 2004

Kelowna

Mission District Park
City of Kelowna Ph: (250) 862-3381
Development of 42 ha on Gordon Dr south of Mission Creek as a recreational area that includes hockey rinks, tennis courts, a swimming pool and some commercial development (sports bar, fitness club and physiotherapy offices) over a 20 year period. Widening of Gordon Rd, Ring Rd and servicing was completed Summer 2003. Construction of twin hockey rinks was completed Sep 2003. Currently under construction are twin indoor soccer fields, indoor running track, fitness studio and restaurant.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 2000
Project ID: 697
Start: Nov 2002
Finish: 2020
Last Update: Jun 2004

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Kelowna

Glenmore Highlands Development
Glenwest Developments Inc Ph: (604) 739-7526 (Ekistics)
Construction of 2,800 housing units made up of single-family, townhouses, row houses including some three to four storey apartment buildings, 10,000 sq ft total of convenience commercial areas, an elementary school and a park between Glenmore and Clifton Roads. Total area is 720 ha. Phase 1 includes 450 single-family units and is under construction. Phase 2 includes the school, some commercial space and a total of 1,250 single- and multi- family units including townhouses and apartments. Rezoning for the balance of the property is complete. Design consultant: Ekistics Town Planning Inc.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Mar 1998
Project ID: 267
Start: Summer 2002
Finish: 2020
Last Update: Sep 2003

Kelowna

Big White Ski Resort Expansion
Big White Ski Resort Ltd. Ph: (250) 768-6900
Long-term program of ongoing ski hill developments, including a licence to build up to 22,000 bed units; presently there are approx 13,000 bed units available. Approx 330 beds were completed for the 2003/2004 season, as well as an outdoor skating rink, season pass holder 250-seat facility, four log cabins, expanded mini-snowmobile track and minor upgrades. Construction in the 2004/2005 season includes 250 single- and multi-family condo units ($100 million sale value), two new chair lifts, terrain changes, and new grooming machines. A 20 ha terrain park for professional snowboard training and competition is also to begin construction this summer. Website: www.bigwhite.com

Status: Construction started
Est. Cost ($ million): 200
First Entry: Dec 1997
Project ID: 283
Start: Jun 1992
Finish: Summer 2009
Last Update: Jun 2004

Merritt

Highway 97A Upgrades
BC Ministry of Transportation Ph: (250) 828-4297
Upgrades on Hwy 97A at the Swan Lake Interchange and Larkin Rd to be done in phases. Phase 1: new overpass at Swan Lake Interchange and increasing highway from 2 to 4 lanes from new overpass to Larkin Rd to complete Sep 2004. Phase 2: increasing from 2 to 4 lanes Larkin Rd to Pleasant Valley Rd, design to be completed by late 2004, with tendering in Fall 2005. AEL Equipment Corp. of Merritt to upgrade 4.6 km of Hwy 97 and 97A north of Vernon.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Mar 2002
Project ID: 803
Start: Aug 2003
Finish: Fall 2006
Last Update: Jun 2004

Osoyoos

The NK'MIP Project
Osoyoos Indian Band Ph: (250) 498-3444
Development of a 1,200 acre parcel on Osoyoos Lake to include an RV park, a desert heritage and interpretative centre, an 18-hole golf course, a winery, a 125-room boutique hotel, and a store/ gas bar with other tourist attractions. An all-season RV park with 72 fully-serviced sites is in operation. Phase 1 of the heritage centre is complete. Also completed, in Fall 2002, is a 6,000 sq ft Nk'mip (pronounced Inkameep) winery and a 9-hole golf course. The 125-room boutique hotel and Phase 2 of the Nk'Mip Desert & Heritage Centre began construction in early 2004. Website: www.nkmipdesert.com

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2000
Project ID: 698
Start: Fall 2000
Finish: Late 2005
Last Update: Mar 2004

Summerland

Aston Summerland Resort
Summerland Resort Properties Ltd. Ph: (604) 657-0251
76-unit luxury suite hotel on Lake Okanagan near Summerland beside the yacht club. Amenities include a pool, spa, barbecue area, coffee bar, and fitness room. Architect: Cornerstone Architecture. Website: www.summerlandresort.com

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 2002
Project ID: 835
Start: May 2003
Finish: Spring 2005
Last Update: Jun 2004

Vernon

Anderson Business Park
Ph: (250) 545-1361 (City of Vernon)
This project is situated North of 48th Ave (Silver Star Rd) and east of Hwy 97 (32nd). The business park includes a Real Canadian Superstore (170,000 sq ft), retail shopping complex, call centre, bank and tourist service buildings.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 1004
Start: Spring 2003
Finish: Summer 2004
Last Update: Jun 2004

Vernon

Silver Star—Foothills Residential Development
Freestone Enterprises Ph: (250) 558-5842
Freestone Enterprises is taking over the development of the Silver Star Foothills residential development which includes several hundred lots with single and multiple homes, a village/ commercial area and park sites. Copper Mountain Place, a residential area with single family dwellings, and the Fortress Crescent neighborhood are complete. The Foothills Place and Foothills Crescent neighbourhoods are currently under construction.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 1006
Start: Spring 2003
Finish: Summer 2009
Last Update: Mar 2004

Vernon

Vernon Sewage Treatment Plant
Vernon City/Coldstream City Ph: (250) 545-1361
New plant to treat sewage from Vernon and Coldstream in a partnership between the two communities. The site will be in the same location as the existing sewage treatment plant on 25th Ave.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Mar 2001
Project ID: 731
Start: Fall 2002
Finish: Late 2004
Last Update: Mar 2004

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Vernon

Predator Ridge Golf Resort Development
Predator Ridge Developments Ltd. Ph: (250) 542-3436
New resort community near Vernon which includes an expansion to the existing golf course (completed—27 holes), 51 golf-cottages, an executive-suite hotel, spa and wellness centre, a town centre, and 2,120 housing units (single- and multi-family) to be developed over 15 years. Construction is on 400 acres of a 1,200 acre site. Phase 1, a 237-unit single- and multi-family subdivision, is under construction and will continue through 2005. Phase 2 and 3, with 27 units each, is under construction. Phase 1 of the Lodge, spa and wellness centre began construction in Oct 2003. An open house was held in Oct 2003 to present a new master plan, which later received approval. Website: www.predatorridge.com

Status: Construction started
Est. Cost ($ million): 500
First Entry: Jun 1999
Project ID: 576
Start: Summer 1999
Finish: 2014
Last Update: Mar 2004

Vernon

Silver Star Ski Resort Expansion
Silver Star Mountain Resorts Ltd & Concert Properties Ltd
Ph: (250) 765-3101
As part of a ten-year resort master plan there are numerous ongoing projects. Concert Properties built 12 townhomes and a 40-unit condominium building in 2003. The 54-unit Snowbird Lodge in the Village began construction in Spring 2004. The newest neighbourhood—the Ridge will have approx 100 building lots with provision for single-family and duplex homes. Website: www.skisilverstar.com

Status: Construction started
Est. Cost ($ million): 150
First Entry: Jun 1999
Project ID: 559
Start: 1999
Finish: 2009
Last Update: Jun 2004

Vernon

First Okanagan Shopping Centre
First Professional Management Ph: (416) 493-9112
Big-box anchor shopping centre will include Revy and Wal-Mart on 41 acres (327,000 sq ft) on the old Anderson Ranch. Several buildings in Phases 1 to 6 are complete. There are 45,000 sq ft left to develop but as of Jun 2004, no retailers have been secured for the remaining phases. Architect: Brian Quiring.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 505
Start: Spring 2001
Finish: Fall 2005
Last Update: Jun 2004

STATUS: COMPLETED

Kamloops

Weyerhaeuser Wood Residue Cogeneration Plant
Weyerhaeuser Canada Ph: (604) 661-8103
30 MW wood-residue co-generation plant at the existing Weyerhaeuser pulp mill.

Status: Completed
Est. Cost ($ million): 30
First Entry: Jun 2001
Project ID: 746
Start: Mar 2003
Finish: Jun 2004
Last Update: Jun 2004

Revelstoke

Pingston Hydroelectric Project Expansion
Canadian Hydro Development Ph: (403) 269-9379
Project to generate 30 MW of electricity south of Revelstoke that was completed in late 2002 is undergoing an expansion of a further 15 MW.

Status: Completed
Est. Cost ($ million): 23
First Entry: Sep 2003
Project ID: 294
Start: Dec 2003
Finish: Spring 2004
Last Update: Jun 2004

Kootenay Development Region

Updated July 7, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Generally mountainous with north-south valleys.

Land Area in Sq. km. : 59,488
Population Density / Sq. km. (2003) : 2.6
Economic Base : Mining, mineral processing, forestry and wood fiber processing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	10.0	32.0	16.6	33.8	26.3	11.7	130.3	42.6	0.547	0.152	0.699	1976
1981	10.9	30.5	18.0	42.2	26.6	14.5	142.7	50.5	0.476	0.166	0.643	1981
1986	10.2	27.6	13.1	42.6	27.0	16.7	137.2	52.1	0.457	0.202	0.659	1986
1991	9.1	26.8	11.7	43.2	28.7	18.7	138.1	53.6	0.429	0.223	0.653	1991
1996	8.9	29.2	12.7	45.5	35.9	20.9	153.1	60.8	0.404	0.222	0.627	1996
2001	7.2	26.3	12.4	41.1	41.9	22.6	151.6	64.1	0.351	0.236	0.588	2001
2006	6.1	22.9	14.7	36.6	47.4	25.0	152.8	67.3	0.294	0.254	0.547	2006
2011	6.5	19.9	13.6	37.4	50.7	28.1	156.1	72.3	0.259	0.276	0.535	2011
2016	6.9	18.9	12.1	39.6	49.6	33.5	160.7	76.7	0.255	0.330	0.585	2016
2021	6.8	19.3	10.5	41.1	46.5	39.4	163.5	78.9	0.266	0.402	0.667	2021
2026	6.3	19.8	9.9	41.0	43.4	44.6	165.0	80.0	0.277	0.473	0.750	2026
2031	5.9	19.4	10.4	37.4	44.6	47.6	165.3	81.2	0.273	0.515	0.789	2031

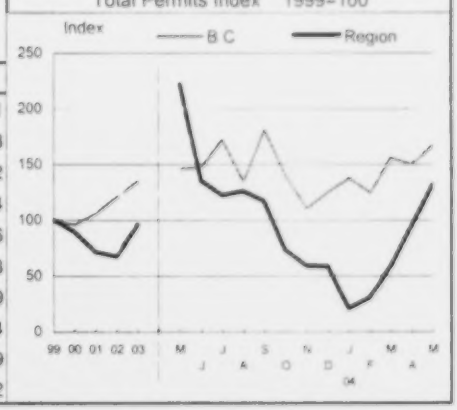
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

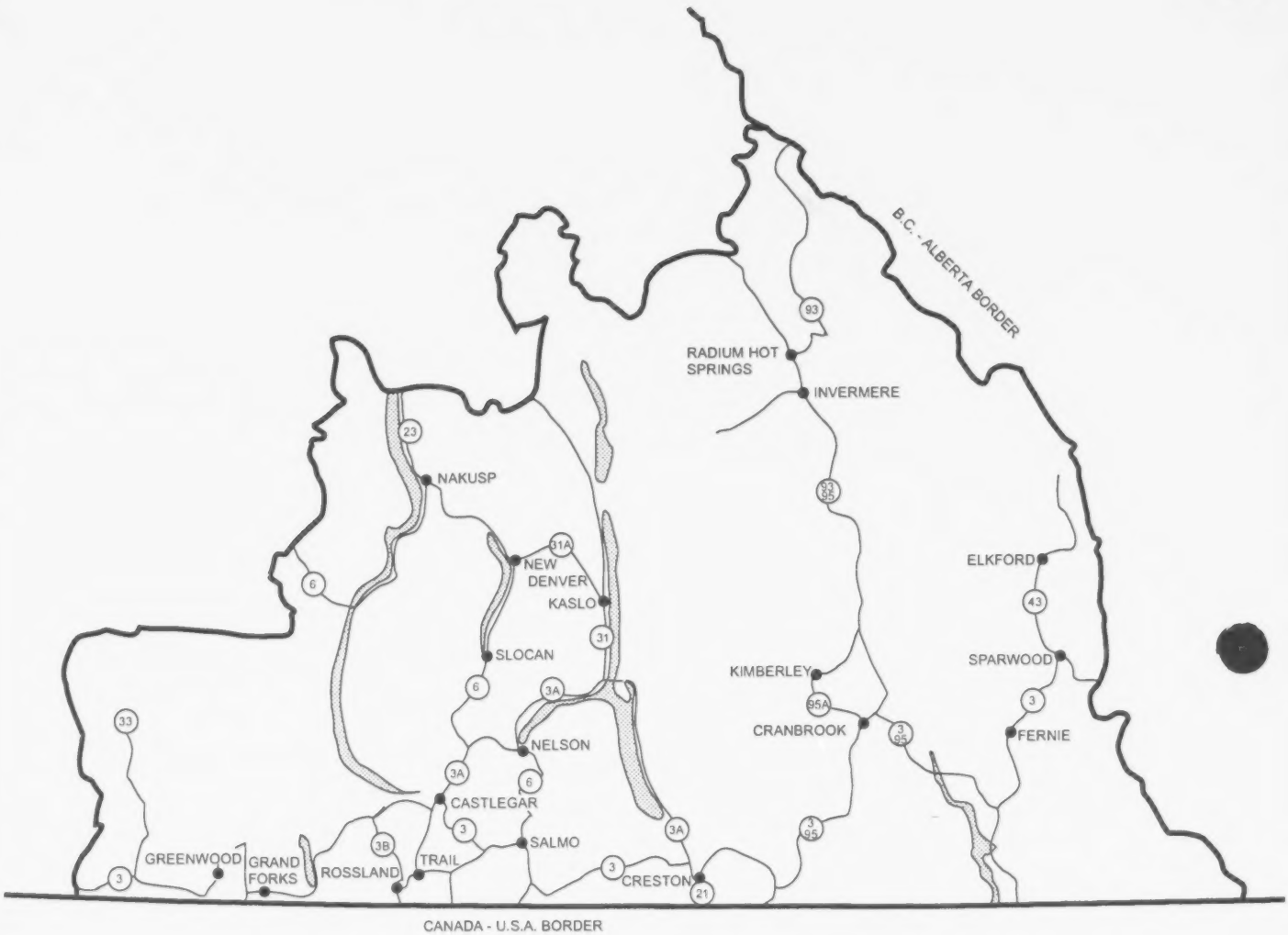
Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		
	<-- $ Millions -->						Units
1996	168.5	52.4	8.9	37.2	0.3	116.1	1,231
1997	178.3	59.8	8.9	29.6	21.4	118.4	1,073
1998	186.9	55.3	7.0	34.8	13.6	131.6	1,252
1999	244.8	98.6	18.0	63.6	17.0	146.2	1,274
2000	219.0	87.0	27.8	44.0	15.3	132.0	1,036
2001	174.3	61.9	8.8	18.3	34.7	112.4	803
2002	164.2	35.1	6.5	23.5	5.0	129.1	789
2003 p	234.6	54.8	5.9	25.0	21.3	179.8	1,054
YTD May '03	93.9	20.3	3.0	10.3	7.1	73.6	419
YTD May '04	68.7	10.4	1.3	3.9	5.1	58.3	312

Total Permits Index 1999=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Kootenay Development Region



Population of Major Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate			2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Kootenay		**151,521**	**151,481**	**151,800**	**151,949**	Rossland	C	3,811	3,804	3,753	3,714
Cranbrook	C *	19,196	19,280	19,474	19,327	Invermere	DM	2,961	2,983	3,000	3,084
Nelson	C	9,555	9,703	9,585	9,630	Elkford	DM	2,720	2,701	2,683	2,671
Trail	C *	8,040	7,905	8,152	8,167	Fruitvale	VL	2,152	2,114	2,074	2,084
Castlegar	C	7,299	7,306	7,262	7,168	Warfield	VL	1,839	1,815	1,839	1,828
Kimberley	C	6,767	6,766	6,736	6,710	Nakusp	VL	1,762	1,772	1,773	1,765
Creston	T	5,070	5,003	4,966	4,957	Salmo	VL	1,195	1,169	1,172	1,142
Fernie	C	4,736	4,812	4,870	4,841	Montrose	VL	1,120	1,114	1,109	1,098
Grand Forks	C	4,208	4,230	4,140	4,113	Kaslo	VL	1,081	1,077	1,052	1,053
Sparwood	DM	3,965	3,978	3,984	3,954	Radium Hot Spring	VL	573	608	639	691

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03, figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Castlegar

Arrow Lakes Generating Station Intake Channel Reconstruction
Columbia Power Corporation Ph: (250) 365-8585
Major repairs to the 1500 m concrete lining of the intake to the Arrow Lakes Generating Station (formerly named the Keenleyside Dam)which was completed in spring 2003). Temporary repairs are underway. Permanent repairs to be undertaken during low water in 2005.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1130
Start: Summer 2005
Finish: Spring 2005
Last Update: Jun 2004

Cranbrook

Cranbrook Airport Expansion
Cranbrook City Ph: (250) 426-4211 (City of Cranbrook)
Proposed 900 m extension to the airport runway and a 1,100 sq m expansion of the existing terminal.

Status: Proposed
Est. Cost ($ million): 14
First Entry: Mar 2003
Project ID: 930
Start: Spring 2005
Finish: Fall 2006
Last Update: Mar 2004

Fernie

Coal Creek Golf Resort
Schickedanz Properties Ph: (403) 239-1952
A maximum of 1,484 equivalent residential units. Single- and multi-family residential and accommodation development, condominium hotels, a clubhouse, recreation amenities and mixed-use residential and commercial development. A resort-oriented 18-hole golf course and driving range, designed by the Greg Norman Group, with a mixed commercial/ accommodation-use clubhouse will also be built. Project is in the final design stage and preliminary approval has been obtained from the City.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2002
Project ID: 832
Start: Fall 2004
Finish: 2008
Last Update: Jun 2004

Grand Forks

Cascade Heritage Power Park
Sea Breeze Power Corp. Ph: (604) 689-2991
Proposed 25 MW hydroelectric generating facility, enough to power 13,750 homes, along the Kettle River near Christina Lake on a former site of a small hydroelectric plant that generated power until 1919. The new plant will include a museum and walking trails to recognize the historic site. Currently in Environmental Assessment Act review—public comment period is completed—review timelines were removed to allow for time to respond to public comments. Local government has opposed the project.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1998
Project ID: 509
Start: Spring 2005
Finish: Spring 2007
Last Update: Mar 2004

Invermere area

Jumbo Glacier Alpine Ski Resort
Glacier Resorts Ltd. Ph: (604) 662-8833
Resort proposed for the Jumbo Valley near Invermere. Three-phase project with 25-year time frame to develop 104 ha including lift access to the glaciers, ski lodge and tourist resort facilities, hotels, retail shops, restaurants and single-family residences. The final size of the resort is 6250 beds including 750 beds for staff accommodation. The project is in the Environmental Assessment Process—a decision on approval and concurrent acceptance of the Master Plan is expected by Sep 2004. When approval is received, the Master Development Agreement will then be able to be completed and development will proceed. Website: www.jumboglacierresort.com

Status: Proposed
Est. Cost ($ million): 522
First Entry: Dec 1997
Project ID: 293
Start: Spring 2006
Finish: 2026
Last Update: Jun 2004

Nelson

Nelson Complex Care Facility
Interior Health Authority Ph: (250) 304-4211
Expressions of interest were invited for a new 85-bed complex care facility for Nelson and area in May 2003. A proponent has been selected and negotiations for the final contract are expected to be complete by late Jun 2004. The proposals may use the existing Mount St. Francis land for the development facility.

Status: Proposed
Est. Cost ($ million): 63
First Entry: Sep 2000
Project ID: 695
Start: Fall 2004
Finish: Summer 2005
Last Update: Jun 2004

Radium

Tourist Accommodation and Housing Development
Schickedanz Bros. Ltd. Ph: (403) 239-1952
Proposed development includes 50-room hotel, 250 housing units, and up to 455 units of tourist accommodation, a large recreational vehicle park, swimming pool, mini-golf and water park. Infrastructure for housing is complete. Parts of the proposal would require removal of land from the Agricultural Land Reserve. The proposal is being redesigned and zoning is required. A boundary extension has been approved by council and needs final approval from the province.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 514
Start: Summer 2005
Finish: 2009
Last Update: Jun 2004

Trail

Waneta Power Plant Expansion
Columbia Power Corp. Ph: (250) 953-5179
A 300 to 400 MW expansion of the existing dam is proposed to follow the Brilliant Dam expansion (see separate entry). Currently preparing to submit an application under the BC Environmental Assessment Act review process.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 2000
Project ID: 699
Start: Summer 2007
Finish: 2011
Last Update: Jun 2004

Windermere

Eagle Ranch Golf Resort
Stone Creek Properties Inc. Ph: (403) 802-3600
A lodge of 20 condo suites (60,000 sq ft) and approximately 300 recreational condo units (300,000 sq ft) in several phases. Phase 1: lodge pool, fitness facility, and food services to possibly start in late 2004, as well as condo units around the Windermere Valley Golf Course. Clubhouse to start construction in Summer 2004. Architect: Marshall & Associates (Calgary).

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2001
Project ID: 752
Start: Summer 2004
Finish: Late 2005
Last Update: Mar 2004

STATUS: CONSTRUCTION STARTED

Castlegar

Brilliant Expansion Power Project
Columbia Power Corporation/Columbia Basin Trust
Ph: (250) 953-5179
Addition of diversion and dam adjacent to the existing Brilliant Dam to add approx 120 MW capacity (203 GW hours/year). The design-build proposal has been awarded to Skanska-Chant JV and SNC-Lavalin Inc (Brilliant Expansion Consortium).

Status: Construction started
Est. Cost ($ million): 167
First Entry: Sep 1997
Project ID: 508
Start: Summer 2003
Finish: Summer 2006
Last Update: Jun 2004

Fernie

Elk River Golf Resort
Elk River Developments Ph: (250) 423-1313
18-hole golf course, designed by the Greg Norman Group, and 1,500 single- and multi-family residential units located on the southwest slopes of the Elk River near Fernie.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1098
Start: May 2004
Finish: Late 2006
Last Update: Jun 2004

Fernie

Fernie Alpine Resort Ltd.
Resorts of the Canadian Rockies Ph: (250) 256-8473
Long-term program for construction of ski resort facilities. The resort centre, express quad lift, and a number of facilities/accommodations are completed. Start of construction of the sixth and final lodge in the group, the Juniper, is not yet defined. The sewage treatment plant has been rebuilt. Bear Paw Lodges, Timber Landing Subdivision, Snow Creek cabins, Polar Peak Lodges, and other developments are awaiting infrastructure improvements. New development will occur after infrastructure planning is completed. Estimated capital cost is over 10 years.

Status: Construction started
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 292
Start: Spring 1998
Finish: 2008
Last Update: Jun 2004

Invermere

Panorama Mountain Village
Intrawest Properties Ltd. Ph: (250) 342-6941
Ongoing expansion includes the 1,000 Peaks Lodge, which includes 37 condominiums, and the 1,000 Peak Summit (41-units), which are complete. The Callisto (24 townhomes) will likely start construction in Aug 2004.

Status: Construction started
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 300
Start: Apr 1997
Finish: 2010
Last Update: Jun 2004

Kimberley region

Kimberley Ski Resort
Resorts of the Canadian Rockies Ph: (403) 256-8473
Ski-resort expansion to include upgrades to existing facilities and additional on-hill accommodation with construction of an Alpine village in phases over the next 10 years. An 80-room Marriott Hotel with a 200-seat bar and grill is complete. Polaris Lodge (includes skier services and accommodation) is complete. 300 more residential units expected to be built in the next few years. Timberstone Lodge construction has been delayed and will likely start in Spring 2005. Large development lots are currently for sale.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Mar 1998
Project ID: 393
Start: Fall 1998
Finish: 2008
Last Update: Jun 2004

Radium

Big Horn Meadows Resort
Glacier Lake Mgmt Corp. Ph: (250) 347-2323
Time-share and suite accommodation in 10 buildings to include a swimming pool and tennis courts. Phase 1 is complete. Phase 2 includes a Welcome Centre, swimming pool, and hot tub, among other outdoor amenities and will finish in Summer 2004. Construction has also started on Phases 3, a 16-unit building, and 4. Phases 4–9 include more condos, hotel rooms, a pool and conference centre. Phase 9 is a 50-unit condominium hotel. Website: www.bighornmeadows.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 513
Start: Late 2003
Finish: 2009
Last Update: Jun 2004

Trail

Seven Mile Dam Siesmic Upgrade
BC Hydro Ph: (250) 489-6862
Dam upgrade at the Seven Mile Dam on the Pend dOreille River entails anchoring the dam to the underlying bedrock with post-tensioned steel anchors drilled through the concrete into the bedrock.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1132
Start: Late 2002
Finish: Sep 2005
Last Update: Jun 2004

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Trail

Wal-Mart Store
Skylark Developments Ph: (403) 258-0536
Construction of an 85,000 square foot Wal-Mart store on a 10-acre parcel on the site of the Auto-Vue Drive-in theatre. Skylark will proceed with land acquisition and site preparation. Construction of the new store and parking for 600 vehicles begins in Jun 2004. Canadian Tire is moving forward with a bid to locate near the new Wal-Mart store.

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 15 — Finish: Mar 2005
First Entry: Jun 2004 — Last Update: Jun 2004
Project ID: 1131

Trail

Electricity System Upgrades
Fortis Inc. Ph: (250) 368-0500
Upgrading of transmission, distribution and electricity generation systems in several projects to be completed over the next five to seven years. Phase 1 was completed Apr 2003 and replaces a multi-circuit, 60 kV transmission corridor from South Slocan to Warfield with a modern single-circuit, 230 kV line. Phase 2 will replace related switching stations and substations and is nearly complete. Phase 3, a $70 million substation to be built in the Okanagan area by 2005, received BCUC approval Spring 2003 and is under construction. Phase 4 ($80 million), upgrades to other generating facilities, is 40% complete and will finish by 2008.

Status: Construction started — Start: Sep 1999
Est. Cost ($ million): 119 — Finish: 2008
First Entry: Dec 1999 — Last Update: Jun 2004
Project ID: 627

Trail area

Waneta Power Plant Upgrade
Teck Cominco Ltd. Ph: (250) 953-5179
Upgrade of three turbine generators at Waneta Power plant on the Pend d'Oreille River. Project expected to increase output capacity by up to 117 MW. The first turbine upgrade was completed in Fall 2002. Installation of second turbine completed in Oct 2003. The third turbine installation is on schedule.

Status: Construction started — Start: Aug 2002
Est. Cost ($ million): 40 — Finish: Fall 2004
First Entry: Sep 1997 — Last Update: Mar 2004
Project ID: 301

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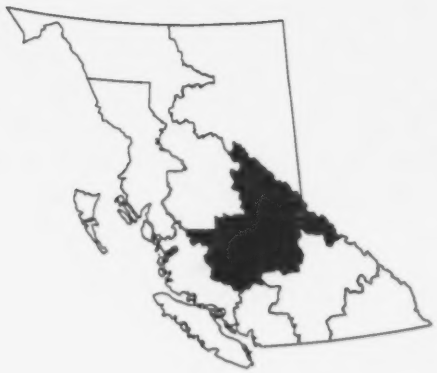
Cariboo Development Region

Updated July 7, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329



REGION AT A GLANCE

Physical Geography : High interior plateau with mountainous boundaries to the east and south-west.

Land Area in Sq. km. : 120,366
Population Density / Sq. km. (2003) : 1.4
Economic Base : Forestry and forest based manufacturing, ranching and mining.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	13.4	38.0	18.9	41.5	18.5	4.3	134.6	38.9	0.651	0.054	0.705	1976
1981	14.7	37.4	22.3	51.0	21.8	5.5	152.7	48.0	0.548	0.058	0.606	1981
1986	13.8	35.9	18.6	54.3	25.3	7.2	155.0	52.0	0.506	0.073	0.579	1986
1991	12.6	34.8	15.7	54.8	28.9	9.3	156.2	53.9	0.476	0.093	0.570	1991
1996	12.3	36.9	17.6	58.7	36.0	11.6	173.2	61.7	0.439	0.104	0.542	1996
2001	10.0	33.2	16.4	52.6	42.5	14.2	169.0	64.8	0.388	0.128	0.515	2001
2006	8.4	29.7	18.1	49.1	49.5	17.4	172.2	70.5	0.326	0.149	0.475	2006
2011	9.0	26.2	17.1	49.7	54.3	21.6	177.9	76.8	0.291	0.178	0.469	2011
2016	9.4	24.7	15.7	51.6	54.6	27.6	183.7	81.9	0.279	0.227	0.506	2016
2021	9.3	25.3	13.6	53.4	53.0	34.0	188.7	85.4	0.288	0.283	0.571	2021
2026	8.9	26.1	12.8	53.2	51.3	39.8	192.1	87.1	0.298	0.339	0.637	2026
2031	8.4	25.7	13.8	49.6	52.4	43.8	193.7	88.8	0.295	0.378	0.673	2031

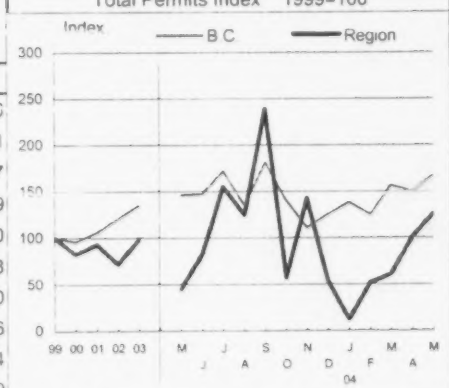
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	204.8	62.5	20.9	28.3	13.4	142.2	1,350
1997	216.7	97.5	10.5	65.3	21.8	119.1	1,081
1998	139.6	52.0	9.3	24.9	17.8	87.6	787
1999	124.4	61.0	12.5	16.8	31.6	63.4	469
2000	101.8	59.8	7.5	22.4	29.9	42.0	260
2001	115.2	81.2	4.0	21.3	55.9	34.0	183
2002	88.5	45.7	10.2	25.7	9.8	42.8	240
2003 p	121.4	89.4	6.7	51.6	29.1	31.9	186
YTD May '03	33.2	23.8	1.5	16.6	5.6	9.5	54
YTD May '04	36.1	17.9	3.1	14.7	0.2	18.1	99

Total Permits Index 1999=100



Not all projects require a building permit, not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Cariboo Development Region

Population of Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Cariboo		**170,618**	**167,985**	**166,830**	**166,918**
Prince George	C	77,018	75,567	74,849	75,609
Williams Lake	C *	11,725	11,639	11,558	11,422
Quesnel	C *	10,367	10,481	10,347	10,198
Mackenzie	DM	5,660	5,433	5,406	5,316
100 Mile House	DM	1,891	1,815	1,809	1,789
Valemount	VL	1,271	1,247	1,258	1,232
McBride	VL	742	742	729	716
Wells	DM *	248	245	245	237

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Mackenzie

MacKenzie Cogeneration
Pope & Talbot Ltd. Ph: (250) 997-2431
New generation of electricity at the pulp and paper mill. The project was proposed as a 320 GWh, $100 million wood residue generation project under the BC Hydro customer-based generation program. Although the project was not selected for a BC Hydro power purchase contract in Apr 2003, the proponent is evaluating alternate proposals.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2002
Project ID: 856
Start: ?
Finish: ?
Last Update: Mar 2004

Prince George

Ethanol Plant
First Ethanol Refinery (BC) Inc. Ph: (250) 964-9779
Proposed plant on 60 ha site to produce ethanol and other products using wood processing residue. Approval has been given from the Land Commission to remove the land from the reserve, with conditions. Application for Official Community Plan change has been submitted.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2002
Project ID: 802
Start: Spring 2006
Finish: Early 2007
Last Update: Sep 2003

Prince George

UNBC Research and Development Park
University of Northern BC Ph: (250) 960-5555
Proposed high-tech multi-purpose development at the University of Northern BC. Project is four 3-storey buildings (approx 200,000 sq ft) of office and research space to be developed in four phases. Project is cancelled.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2001
Project ID: 770
Start: Fall 2004
Finish: Early 2007
Last Update: Jun 2004

Prince George

Mt. MacKenzie Ski Area
Mt Mackenzie Resort Limited Ph: (250) 426-1743
(Land and Water BC)
Proposed ski resort with 23 lifts is in the conceptual planning stage. Approx 369 acres of private land at the base is slated to have a golf course, residential and commercial development. A draft Master Plan was submitted in late Dec 2003, public and agency consultation is ongoing and a decision is expected by July 2004. Development is anticipated to begin in 2005.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 1999
Project ID: 557
Start: Summer 2005
Finish: 2015
Last Update: Mar 2004

Valemount

Canoe Mountain Resort Developments
Sunrise International Inc. Ph: (780) 962-9298
Development proposals near the Village of Valemount include a gondola ($11-12 million), resort (possibly condos, hotel), golf courses, private residences at Canoe Mountain and a nearby guest ranch. Development to be undertaken in four phases and completed over 12 to 20 years, depending on the market. Phase 1 would include the gondola, a hotel and a 9-hole golf course and would be complete in three to five years. Project has gone through changes made to the OCP. The Master Plan was approved by Land and Water BC in Dec 2003. Land clearing began in Spring 2004 and construction will commence in early 2005.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2000
Project ID: 649
Start: Early 2005
Finish: 2020
Last Update: Mar 2004

Valemount

Terra Nova Hot Springs Resort
Terra Nova Ph: (604) 688-0225
Development of a hot springs resort to include a hotel, spa and conference facilities. Additional development around the hot springs on 100 ha of Crown Land is being considered. An application for a preliminary agreement has been submitted to Land and Water BC. This development will follow after the start of the Canoe Mountain Resort development (see separate entry).

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2000
Project ID: 638
Start: Summer 2005
Finish: 2014
Last Update: Mar 2004

Wells

Cariboo Gold Project
International Wayside Gold Mines Ltd. Ph: (604) 669-6463
Proposed 3,000 tonnes/day gold ore mine (300 t/d from underground operations) 82 km east of Quesnel. The project would average 0.15 to 0.24 oz/ton. In the Environmental Assessment Act process as of Sep 2003. Would employ 150 full-time personnel for 10 years. Bulk sampling is being conducted, and preparation of terms of reference for entry into the BC Environmental Assessment process is expected by Fall 2004.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 1999
Project ID: 523
Start: Spring 2006
Finish: Summer 2007
Last Update: Mar 2004

STATUS: ON HOLD

Williams Lake

Prosperity Gold/Copper Project
Taseko Mines Ltd. Ph: (250) 684-6365
Proposed development of a large gold/copper deposit 125 km SW of Williams Lake (192 km by road). Preliminary figures suggest an operation employing 350 and milling 66,000 tonnes/day over a 30-year mine life with mineable reserves of 744 million tons. Construction of a 125 km power transmission line and access roads will also be included in the construction. Pre-feasibility study by Kilborn Engineering Pacific Ltd.

Status: On hold
Est. Cost ($ million): 900
First Entry: Dec 1997
Project ID: 302
Start: ?
Finish: ?
Last Update: Mar 2004

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STATUS: CONSTRUCTION STARTED

Prince George

Prince George Husky Oil Refinery Upgrade
Husky Energy Ph: (403) 298-7088
Upgrade to the existing plant to produce low sulphur gasoline and diesel fuels to meet Canada's new fuel specifications. The current production of 10,000 barrels/day is expected to increase to 12,000 barrels/day. SNC–Lavalin will provide detailed design and construction management for this project.

Status: Construction started
Est. Cost ($ million): 73
First Entry: Jun 2004
Project ID: 1129
Start: May 2004
Finish: Summer 2005
Last Update: Jun 2004

Prince George

University of Northern BC—Medical Program Building
University of Northern British Columbia Ph: (604) 960-5555
Construction is underway for a new Medical Program Building at the University of Northern British Columbia.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 889
Start: May 2003
Finish: Late 2004
Last Update: Mar 2004

Prince George

Prince George Pulp and Paper Cogeneration
Canadian Forest Products Ltd. Ph: (250) 561-3624
BC Hydro and Canfor have agreed to the construction of new generation of up to 126 GWh of electricity at the pulp and paper mill using wood residue and natural gas. Canfor will install a 48 MW turbo-generator, upgrade electrical and other systems and modify its pulp mill boilers. Project will be constructed in phases.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Dec 2002
Project ID: 859
Start: Spring 2004
Finish: Feb 2005
Last Update: Jun 2004

Prince George

Prince George Regional Hospital Development
Prince George Regional Hospital Ph: (250) 565-2840
Development of approx 100,000 sq m, 4-storey tower to house 108 medical and surgical beds, 10-bed intensive care unit and new main entrance. Included is a 10-bed geriatric assessment and treatment centre, a new Cancer Care area, expanded area for procedures clinics and outpatient diagnostic services. Project includes renovations which expands ambulatory care space, redevelops the emergency area and relocates and expands haemodialysis. Construction management contractor: Vanbots. New construction (Patient Care Addition) completed Jul 2003. The emergency room and ambulatory care are currently being expanded. The Maternal/Child area may receive more renovations in the future. The start date for the renovations to accommodate the northern medical program is not yet known.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 304
Start: Jan 2001
Finish: Fall 2004
Last Update: Mar 2004

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North Coast Development Region

Updated July 7, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Diverse island, coastal and mountainous terrain.

Land Area in Sq. km. : 111,937
Population Density / Sq. km. (2003) : 0.6
Economic Base : Forestry and forest based manufacturing, mining and mineral processing, fishing.

Selected Demographic Characteristics

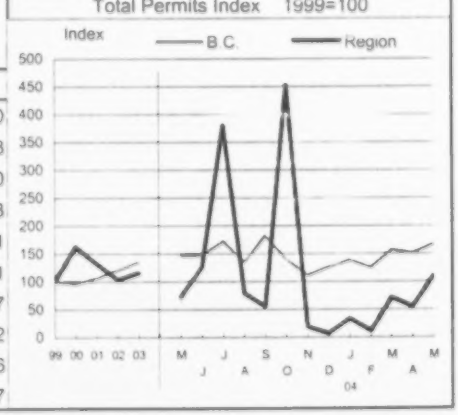
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	6.6	17.9	9.0	19.1	8.5	2.0	63.0	17.1	0.671	0.055	0.726	1976
1981	6.7	17.2	10.6	22.6	9.0	2.2	68.3	20.4	0.566	0.052	0.618	1981
1986	6.2	15.3	8.0	22.6	10.0	2.7	64.8	20.9	0.528	0.067	0.595	1986
1991	6.4	15.0	7.4	23.8	11.6	3.4	67.7	22.5	0.500	0.080	0.580	1991
1996	6.0	15.6	7.4	24.6	13.6	4.1	71.3	24.4	0.474	0.091	0.564	1996
2001	4.4	14.0	5.9	20.8	15.7	4.9	65.7	24.3	0.435	0.116	0.551	2001
2006	4.1	13.0	7.0	19.2	17.8	5.8	67.0	25.2	0.388	0.133	0.521	2006
2011	4.1	11.9	7.3	19.1	19.9	7.5	69.9	27.5	0.347	0.162	0.509	2011
2016	4.1	11.2	7.0	19.4	20.8	10.0	72.5	29.8	0.324	0.211	0.535	2016
2021	4.1	11.0	6.1	20.1	20.6	12.4	74.4	31.2	0.324	0.265	0.589	2021
2026	4.0	11.0	5.8	20.7	19.5	14.7	75.8	32.2	0.327	0.319	0.646	2026
2031	3.8	10.9	5.9	20.0	19.3	16.5	76.5	32.9	0.326	0.366	0.692	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	49.4	20.5	7.3	10.7	2.5	28.9	210
1997	55.6	32.9	18.9	12.3	1.7	22.7	148
1998	24.4	12.1	5.3	4.6	2.3	12.3	60
1999	21.5	12.5	3.9	4.8	3.7	9.0	43
2000	34.7	26.6	0.6	4.7	21.3	8.1	31
2001	28.1	23.4	3.0	6.5	13.9	4.7	11
2002	22.1	18.6	0.4	6.9	11.3	3.5	7
2003 p	24.6	18.7	7.9	9.2	1.6	5.9	12
YTD May '03	4.7	2.7	0.1	1.4	1.2	2.1	6
YTD May '04	4.9	2.9	0.2	0.8	1.9	2.1	7



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

North Coast Development Region

Population of Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
North Coast		**66,404**	**65,299**	**64,603**	**64,104**
Prince Rupert	C	15,643	15,282	15,049	14,760
Terrace	C	12,849	12,639	12,453	12,373
Kitimat	DM	10,881	10,733	10,578	10,432
Masset	VL	1,021	967	950	952
New Hazelton	DM	809	782	785	759
Stewart	DM	692	690	694	701
Port Edward	DM	716	688	668	658
Port Clements	VL	520	538	528	520
Hazelton	VL	362	360	360	348

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'nd'ry change between '96 & '03, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Atlin

New Polaris Gold Mine
Canarc Resource Corp. Ph: (604) 685-9700
Reactivation and expansion of a former underground gold mine approx 100 km south of Atlin and 60 km east of Juneau, Alaska. The company press release indicates that re-modeling, metallurgical testing and engineering of a portion of the gold resources necessary for a 65,000 opy high-grade underground gold mine should be completed in the second quarter of 2004, to be followed by a drilling and feasibility program at New Polaris.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2004
Project ID: 1082
Start: ?
Finish: ?
Last Update: Mar 2004

Granisle

Morrison/Hearne Hill Copper-Gold Mine
Pacific Booker Minerals Inc. Ph: (604) 681-8556
Proposed 25,000 tpd ore production for an open pit copper/gold mine 65 km NE of Smithers and 35 km north of the village of Granisle.The project includes a 20 km powerline, access along existing forestry roads and an all-season barge across Babine Lake to Hwy 16. Expected to submit an application under the BC Environmental Assessment Act process in summer 2005.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2004
Project ID: 1159
Start: Summer 2006
Finish: Late 2007
Last Update: Jun 2004

Iskut

Red Chris Copper/Gold Project
Red Chris Development Co Ltd. Ph: (604) 684-5300
Proposed copper/gold mine 18 km southeast of the village of Iskut, to process 25,000 tonnes/day of ore. The proponent is a subsidiary of bcMetals Corp. Electricity access is currently not available in the region but the mine may access electricity from the Forrest Kerr hydroelectric project (see separate entry—Region 6 North Coast-Stewart region). The project is being reactivated—a feasibility study by AMEC is completed, and the project is re-entering the BC Environmental Assessment Act process (expected in Jul 2004).

Status: Proposed
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 312
Start: Summer 2005
Finish: Fall 2006
Last Update: Mar 2004

Kitimat

LNG Terminal
Galveston LNG
A proposed receiving terminal for liquid natural gas (LNG), to receive and convert foreign LNG from a liquid to a gas and pipe it east to Duke Energy Gas Transmissions's Westcoast Pipeline for distribution to customers in BC, and potentially Washington and Oregon. Permits are expected to be filed by Oct 2004, as well as beginning the environmental application process.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Jun 2004
Project ID: 1125
Start: Late 2005
Finish: Late 2008
Last Update: Jun 2004

Kitimat

Eurocan Power Project
Eurocan Pulp and Paper Ph: (250) 639-3543
New generation of 160 GWh of electricity at the pulp and paper mill using primarily letdown steam supplemented by wood residue and natural gas. The project was selected in Apr 2003 as one of five successful bidders under the BC Hydro customer generation call for proposals, however, it was withdrawn from that program and is reconfiguring the project under new BC Hydro rate structures.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2002
Project ID: 854
Start: Summer 2004
Finish: Spring 2005
Last Update: Jun 2004

Kitimat

Kenney Fisheries Release Facility
Alcan Aluminum Ltd. and the Province of BC Ph: (604) 257-1400
Project to protect salmon on the Nechako River through either a cold water release facility (Kenney Dam) or other environmental enhancements, as part of an Aug 1997 agreement with the BC government which resolves issues surrounding the Kemano dam. There are ongoing studies and consultation in progress, although construction is not expected to start for several years.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 1997
Project ID: 315
Start: 2007
Finish: 2009
Last Update: Jun 2004

Masset

Nai Kun Wind Power Project
Nai Kun Wind Developmnet Inc./ABB New Ventures
Ph: (604) 685 5853
Proposed 700 MW wind power project on the Queen Charlotte Islands. A detailed transmission study is completed and approval has been received from Land and Water BC to investigate use of the seabed for anchoring the towers over the next two years. Website: www.naikun.ca

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Jun 2002
Project ID: 819
Start: Spring 2006
Finish: Sep 2008
Last Update: Jun 2004

Port Clements

North Island Power Plant
North Island Power Corp. Ph: (604) 739-2352
Proposed 10 MW wood-fired power plant at Port Clements on the Queen Charlotte Islands. Power contract with BC Hydro has been obtained. A new partner has been acquired—Wartsila Corporation. Contract has been issued for construction.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Sep 1997
Project ID: 319
Start: Summer 2004
Finish: Summer 2005
Last Update: Jun 2004

Prince Rupert

Gateway Pipeline Project
Enbridge Pipelines Inc. Ph: (780) 420-5210
Proposed 76 cm diameter, 1,255 km pipeline from Fort McMurray, Alberta oilsands to deliver crude oil to the deep water port at either Prince Rupert or Kitimat. The pipeline would deliver 400,000 barrels/day to a tank farm for storage prior to shipping to California and the far east. Preliminary engineering and environmental overviews are completed. Currently seeking customers. Project cost is estimated for BC portion.

Status: Proposed
Est. Cost ($ million): 1900
First Entry: Mar 2003
Project ID: 929
Start: 2007
Finish: 2009
Last Update: Jun 2004

Prince Rupert

Prince Rupert Container Project
Prince Rupert Port Authority/CN Rail Ph: (250) 627-8899
Container project includes an upgrade to Fairview Terminal, installation of container cranes, upgrades to CN's North Main Line to allow double-stack containers. A feasibility study is complete and a formal request for private sector proposals has been issued. An operator is expected to be selected in Jul 2004. Website: www.rupertport.com

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2003
Project ID: 901
Start: Late 2004
Finish: Summer 2005
Last Update: Jun 2004

Prince Rupert

Tsimshian Access Project
Prince Rupert City Ph: (250) 627-0931
Proposed construction of bridges to link Kaien Island, Digby Island and the Tsimshian Peninsula, to connect the City of Prince Rupert with the airport and several native villages. Bridge user-fees are expected to recover partial costs of the project. Memorandum of understanding has been completed by the provincial and federal governments, the City of Prince Rupert and two native bands. A feasibility study was completed in Apr 2004. A phased approach to route selection and design will occur. City is awaiting the final report.

Status: Proposed
Est. Cost ($ million): 130
First Entry: Sep 1998
Project ID: 479
Start: Summer 2005
Finish: Fall 2006
Last Update: Jun 2004

Stewart Region

Forrest Kerr Water Power Project
Coast Mountain Hydro Corp. Ph: (604) 929-3961
Proposed 112 MW run-of-river electricity generation project on the Iskut River. Received Environmental Assessment Act approval in mid-Mar 2003. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Remaining approvals have been attained.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Sep 2001
Project ID: 777
Start: Summer 2004
Finish: Fall 2006
Last Update: Jun 2004

Telegraph Creek

Galore Creek Gold/Silver/ Copper Mine
SpectrumGold Inc. Ph: (604) 669-6227
Project covers the Galore Creek and Copper Canyon claims and is located 90 km northeast of Wrangell, Alaska. The company is a subsidiary of NovaGold Resources of Vancouver.The project is dependent on creating new access to electricity sources, and new road, rail, and/or tidewater transportation corridors. Final feasibility expected in early 2006. Project has begun the Environmental Assessment process. Website: www.spectrumgold.net

Status: Proposed
Est. Cost ($ million): 700
First Entry: Mar 2004
Project ID: 1074
Start: Spring 2008
Finish: Fall 2009
Last Update: Jun 2004

Telegraph Creek

Mount Klappan Coal Mine
Fortune Minerals Limited Ph: (519) 858-8188
A marketing study is underway for the low sulphur anthracite products from this proposed coal mine in northwest British Columbia 150 km northeast of Stewart. Resources at Mount Klappan are estimated to total 2.8 billion tonnes. Website: www.fortuneminerals.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1081
Start: ?
Finish: ?
Last Update: Mar 2004

Telegraph Creek

Schaft Creek Porphyry Copper-Gold Mine
Guillermo Salazar
Ph: (250) 356-7475 (Environmental Assessment Office)
Project covers the Schaft Creek area and is located 25 km northeast of the Galore Creek mine proposal (see separate entry). Early feasibility assessments underway. Property is optioned from Teck Cominco Limited. BC Environmental Assessment Act review likely to be required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1080
Start: Late 2006
Finish: Spring 2008
Last Update: Mar 2004

STATUS: ON HOLD

Prince Rupert

BC Iron and Steelworks
Pacific Iron & Steel Products Ltd. Ph: (250) 627-8899
Proposed plant for production output of 1.5 million tonnes/year of steel slabs for export to Asian and U.S markets. Approx 1,000 construction jobs are anticipated and 350 direct jobs when the plant is in production. Project is on hold.

Status: On hold
Est. Cost ($ million): 750
First Entry: Mar 1998
Project ID: 405
Start: ?
Finish: ?
Last Update: Jun 2004

Terrace

Terrace Conference Centre and Hotel
City of Terrace Ph: (250) 638-4724
A Request for Expressions of Interest was issued Dec 2003 for a Conference Centre and Hotel (or addition to existing hotel). The conference centre would have a capacity of 600 and the hotel would include 50 rooms. Recent search for partnership has resulted in the project being put on hold.

Status: On hold
Est. Cost ($ million): 15
First Entry: Dec 2003
Project ID: 1039
Start: ?
Finish: ?
Last Update: Mar 2004

STATUS: CONSTRUCTION STARTED

Greenville

Nisga'a Highway ImprovCityements
BC Ministry of Transportation Ph: (250) 615-3907
Reconstruction and paving of 92 km of the Nisga'a Hwy from Sand Lake located 63 km north of Terrace to Greenville to New Aiyansh and Nall Camp. The highway will be upgraded from gravel to two lanes. The project will be done in phases. Phases 1 and 2 are completed. Interoute Construction Ltd. of Dawson Creek completed paving 26.3 km between Greenville and New Aiyansh in Fall 2003. An additional 19 km are also complete. Website: www.th.gov.bc.ca

Status: Construction started
Est. Cost ($ million): 52
First Entry: Dec 1998
Project ID: 510
Start: Summer 1999
Finish: Summer 2005
Last Update: Jun 2004

Skidegate

Qay'llnagaay Heritage Centre
Qay'llnagaay Heritage Centre Society Ph: (250) 559-7709
Development of four structures for a total of 120,000 sq ft at the south end of Graham Island in the Queen Charlotte Islands. The heritage centre will include a performing arts centre, interpretive centre, teaching centre, gift shop, canoe shed and an expanded museum, and will be laid out to represent a traditional Haida Village. The development will also include a 28-room destination lodge and a restaurant. Construction of the first long house began in 2003. Design of the balance of the buildings is complete. Tender for the project was awarded to Grand Construction on Feb 24, 2004.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2001
Project ID: 785
Start: Jul 2003
Finish: Early 2005
Last Update: Mar 2004

Stewart

Anyox Hydroelectric Project
Anyox Hydroelectric Corp. Ph: (604) 270-8811
138 GWh hydroelectric project using a dormant dam related to the former Anyox mine site, approx 160 km north of Prince Rupert on Alice Arm. Project was not selected by BC Hydro in its Mar 2003 green power generation call for tenders. Website: www.anyox.com

Status: Construction started
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 864
Start: Spring 2003
Finish: Sep 2006
Last Update: Jun 2004

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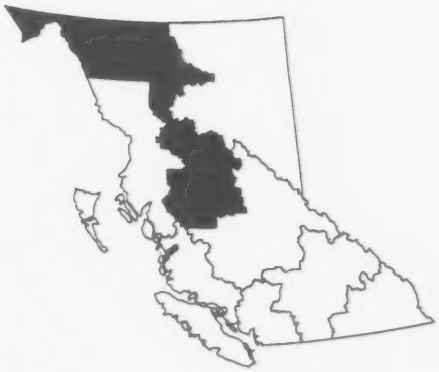
Nechako Development Region



Updated July 7, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High northern extension of interior plateau with mountainous boundaries to the west and north-east.
Land Area in Sq. km. : 188,245
Population Density / Sq. km. (2003) : 0.2
Economic Base : Mining, forestry and agriculture.

Selected Demographic Characteristics

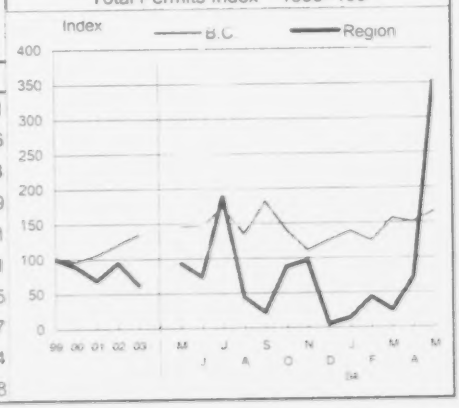
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	3.7	10.4	4.8	9.9	4.9	1.3	35.0	9.7	0.723	0.067	0.790	1976
1981	4.5	10.6	6.2	13.0	5.5	1.6	41.4	12.5	0.613	0.066	0.678	1981
1986	4.2	10.1	4.7	13.8	6.1	2.0	41.0	13.1	0.583	0.080	0.662	1986
1991	3.8	10.1	4.2	14.3	6.9	2.4	41.6	13.8	0.547	0.094	0.641	1991
1996	3.8	10.2	4.6	14.9	8.4	3.0	44.8	15.4	0.499	0.109	0.608	1996
2001	3.1	9.6	4.3	13.8	10.0	3.4	44.3	16.3	0.455	0.122	0.577	2001
2006	2.9	9.0	4.9	13.0	12.2	4.2	46.2	17.1	0.393	0.141	0.534	2006
2011	3.0	8.1	4.9	13.1	13.9	5.3	48.3	18.8	0.348	0.165	0.513	2011
2016	3.0	7.8	4.6	13.7	14.5	6.6	50.2	20.3	0.330	0.203	0.533	2016
2021	2.9	7.9	4.0	14.3	14.4	8.4	52.0	21.5	0.333	0.258	0.592	2021
2026	2.8	8.0	3.9	14.4	13.8	10.3	53.2	22.3	0.334	0.321	0.656	2026
2031	2.6	7.7	4.1	13.7	14.0	11.8	53.9	23.1	0.327	0.374	0.701	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 1999=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1996	33.1	7.9	1.1	5.7	1.0	25.2	261	
1997	41.3	14.2	2.6	8.0	3.7	27.1	236	
1998	34.7	15.4	3.2	6.5	5.6	19.3	184	
1999	26.1	13.6	1.8	8.4	3.4	12.5	109	
2000	23.0	13.3	1.6	8.8	2.9	9.7	71	
2001	17.8	10.8	1.1	5.3	4.4	7.0	61	
2002	24.3	19.5	5.5	4.0	10.0	4.9	35	
2003 p	16.1	10.0	4.0	3.7	2.3	6.1	47	
YTD May '03	5.0	2.8	0.4	1.2	1.2	2.2	14	
YTD May '04	10.9	9.2	0.0	2.5	6.7	1.7	8	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Nechako Development Region

Population of Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Nechako		**44,469**	**44,010**	**43,787**	**43,514**
Smithers	T	5,738	5,651	5,643	5,513
Vanderhoof	DM	4,613	4,582	4,566	4,517
Houston	DM	3,870	3,733	3,593	3,551
Burns Lake	VL	1,991	2,028	2,054	2,077
Fort St. James	DM	2,057	2,011	1,978	1,964
Telkwa	VL *	1,418	1,431	1,415	1,411
Fraser Lake	VL	1,336	1,323	1,308	1,267
Granisle	VL	390	368	364	349

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source: Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Atlin region

Tulsequah Chief Mine
Redfern Resources Ltd. Ph: (604) 669-4775
Proposed redevelopment of a copper/gold/ silver/lead/zinc underground mine 100 km south of Atlin and 60 km northeast of Juneau, Alaska. Would provide 300 jobs during construction and 250 jobs during operation. Production of 2,250 tonnes/day with reserves sufficient for 9 years. Project received provincial Environmental Assessment Act approval in Dec 2002. Currently undertaking a large drill program in order to produce an updated feasibility study. No construction will start before Spring 2006.

Status: Proposed — Start: Spring 2006
Est. Cost ($ million): 150 — Finish: 2008
First Entry: Dec 1997 — Last Update: Mar 2004
Project ID: 324

Houston area

Pleasant Valley Power Plant
Canfor Corporation Ph: (250) 845-2322 (Houston Forest Products)
45 MW wood residue co-generation facility, to use approx 340,000 bone dry tonnes of wood residue per year. Canfor, Weldwood and West Fraser will be wood residue suppliers. Companies working to secure a developer for the next BC Hydro tender call. Developers not finalized.

Status: Proposed — Start: Spring 2006
Est. Cost ($ million): 120 — Finish: Late 2006
First Entry: Mar 2000 — Last Update: Jun 2004
Project ID: 650

Kispiox

Stewart—Omineca Resource Road
Tercon Construction Ltd/Consortium Ph: (250) 372-0922
A private consortium including Tercon Construction Ltd, McElhanney Consulting Services Ltd, and Allcon Consultants Ltd is proposing to build and fund the majority of costs for a 145 km new road connecting the Kemess mine northwest of Prince George with a road north of Hazelton to allow connection to ports and highways for resource goods movement. Some government assistance being sought.

Status: Proposed — Start: ?
Est. Cost ($ million): 40 — Finish: ?
First Entry: Mar 2004 — Last Update: Mar 2004
Project ID: 1089

Prince George

Arctic Railway—Alaska to Mainland US
Ph: (907) 465-3879 (Alaska State Senator Cowdery)
Proposal for a direct rail connection of Alaska to the rest of the continental US that would pass through BC or BC and Alberta. Support has been expressed by the Yukon government, northern BC communities, and the Alberta government. A conference in Juneau identified two potential routes: north from Prince George and roughly following the Cassiar Highway to intersect the Alaska Highway at Mile 649 near Watson Lake YT, or along the Alaska Highway all the way. Both options would use existing rail lines or beds as much as possible. The US government has earmarked funds for their share of a joint commission to study the matter, however, the Canadian government has not indicated its participation. This project appears to have a very low probability of proceeding in the near future.

Status: Proposed — Start: ?
Est. Cost ($ million): 800 — Finish: ?
First Entry: Mar 2004 — Last Update: Mar 2004
Project ID: 1073

STATUS: ON HOLD

Cassiar

Magnesium Metal Project
Cassiar Resources Inc. Ph: (604) 669-3010
Proposed development of a magnesium metal development project to recover up to 200 million pounds of magnesium a year from tailings at the former Cassiar asbestos mine, for use in the auto, aircraft and canning industries. A magnesium processing plant would be located in one of the communities in the region. Expected 2,500 construction jobs and 600 operating jobs. Proponent is seeking financial partners.

Status: On hold — Start: ?
Est. Cost ($ million): 600 — Finish: ?
First Entry: Sep 1999 — Last Update: Mar 2004
Project ID: 586

Smithers region

Telkwa Coal Project
Luscar Coal Ph: (780) 420-5810
Proposed thermal coal mine 19 km south of Smithers to produce 800,000 tonnes/year of clean coal. Construction workforce averaging 180 over 15–18 months, and 130 permanent jobs for up to 20 years. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 120 — Finish: ?
First Entry: Sep 1997 — Last Update: Mar 2004
Project ID: 327

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Northeast Development Region

Updated July 7, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountains in the south and west give way to generally flat northern plains, deeply incised by river valleys.
Land Area in Sq. km. : 192,102
Population Density / Sq. km. (2003) : 0.3
Economic Base : Grain farming, beef ranching, mining (including oil and gas), forestry.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	4.5	13.9	6.2	12.8	6.6	2.1	46.0	12.9	0.719	0.081	0.799	1976
1981	5.7	14.0	9.6	17.7	7.8	2.4	57.1	17.8	0.560	0.069	0.628	1981
1986	6.0	13.5	7.6	20.4	8.9	2.8	59.2	20.1	0.528	0.077	0.605	1986
1991	5.6	13.4	6.5	21.3	9.8	3.5	60.0	20.8	0.507	0.093	0.600	1991
1996	5.6	14.3	6.7	22.9	11.4	4.0	65.0	22.6	0.486	0.097	0.583	1996
2001	4.6	13.6	6.7	21.3	13.2	4.6	64.0	23.9	0.442	0.112	0.554	2001
2006	4.2	13.3	7.2	21.2	16.6	5.6	68.1	25.4	0.390	0.126	0.516	2006
2011	4.2	12.3	7.3	21.3	19.6	6.9	71.7	28.0	0.344	0.143	0.487	2011
2016	4.3	11.6	7.2	21.9	21.3	8.8	75.1	30.6	0.317	0.174	0.491	2016
2021	4.4	11.7	6.6	23.0	22.1	11.1	78.9	32.9	0.313	0.215	0.528	2021
2026	4.3	11.9	6.3	23.4	21.9	13.8	81.6	34.5	0.315	0.267	0.582	2026
2031	4.2	12.0	6.4	22.9	22.1	16.3	83.8	35.9	0.315	0.318	0.633	2031

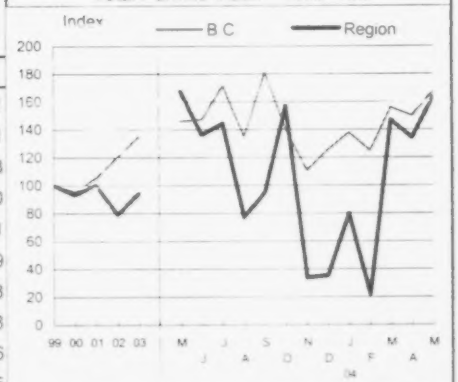
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	41.7	22.2	2.7	17.0	2.5	19.5	131
1997	47.6	20.4	0.3	19.3	0.9	27.2	231
1998	58.7	26.8	2.5	22.5	1.8	31.9	308
1999	59.4	30.4	5.0	22.1	3.3	29.0	330
2000	55.2	27.5	3.3	20.7	3.5	27.8	241
2001	59.5	34.3	1.7	16.0	16.6	25.2	189
2002	46.7	26.0	5.0	19.5	1.5	20.7	133
2003 p	55.6	28.0	6.8	19.9	1.3	27.6	253
YTD May '03	22.1	14.8	0.7	13.4	0.8	7.3	46
YTD May '04	27.0	15.4	10.3	3.5	1.6	11.6	55

Total Permits Index 1999=100



Not all projects require a building permit, not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Northeast Development Region

Population of Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Northeast		**63,392**	**63,448**	**63,941**	**63,957**
Fort St. John	C	16,486	16,734	16,827	16,730
Dawson Creek	C	11,222	11,224	11,115	11,024
Fort Nelson	T	4,356	4,371	4,380	4,383
Chetwynd	DM	2,816	2,704	2,669	2,542
Tumbler Ridge	DM	2,012	1,932	2,404	2,459
Taylor	DM	1,190	1,193	1,227	1,258
Hudson's Hope	DM	1,075	1,084	1,065	1,073
Pouce Coupe	VL	861	869	856	850

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Chetwynd

Burnt River/Brazion Coal Mine
Western Canada Coal Corp Ph: (250) 401-4100 (District of Chetwynd)
Development potential of the combined Burnt River and Brazion properties located approx 50 km south of Chetwynd, to pursue potential production of 750,000 tonnes/year of coking coal. Project will be developed in stages. This project is simultaneously being examined with the Wolverine coal project near Tumbler Ridge (see separate entry). The project is continuing with a feasibility study and held a public open house in early 2004. It is currently in the early stages of the Environmental Assessment Act approval process. Website: www.westerncoal.com

Status: Proposed
Est. Cost ($ million): 45
First Entry: Jun 2001
Project ID: 755
Start: Summer 2005
Finish: Fall 2006
Last Update: Jun 2004

Chetwynd region

Willow Creek Coal Project
Pine Valley Mining Corporation Ph: (604) 682-4678
Proposed thermal and semi-hard coking coal mine 45 km west of Chetwynd. Operating employment to be 50–70 persons. Initial production of 900,000 tonnes/yr of coking and steam coal and processing at 250 tonnes/hour. Feasibility report issued in Sep 2003. Large sample testing has taken place for which a raw coal operation began in Spring 2004. Stage 2 development includes the installation of a coal preparation plant next to the rail siding and construction of additional ancillary infrastructure. Environmental Assessment Act approval and financing are in place. A non-binding letter of intent has been signed with a leading coal trading company. All of the production from this mine could potentially be sold to Asian markets. Website: www.pinevalleycoal.com

Status: Proposed
Est. Cost ($ million): 27
First Entry: Dec 1997
Project ID: 329
Start: Summer 2004
Finish: Fall 2006
Last Update: Jun 2004

Fort Nelson

Duke Energy Southern Mainline Expansion
Duke Energy Inc. Ph: (403) 699-1510
Gas pipeline running from Fort Nelson to the Huntingdon station in the Lower Mainland would increase capacity by 200 million cu ft/day. Other expansion is planned to increase capacity by 100 mcfd from Alberta into the BC system via Gordondale. National Energy Board approved the project in late Jan 2003. Size of the proposed expansion project has been reduced by utilizing the existing Southern Mainline capacity that became available in the annual contract renewal process. Construction of proposed facilities will be deferred, not cancelled. Website: www.wei-pipeline.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2001
Project ID: 742
Start: ?
Finish: ?
Last Update: Jun 2004

Fort St. John

Peace River Site C Dam
BC Hydro Ph: (250) 365-4562
A revived 900 MW hydroelectric project which proposes an earthfill dam to span across the Peace River, approx 7 km southwest of Fort St. John. The project would occupy approx 5,130 ha, including a 4,400 ha reservoir. Approvals and construction are expected to take 9 years to complete. The BC Utilities Commission would be requested to approve the project prior to the approvals stage, starting with adoption of the BC Hydro Integrated Electricity Plan which will be reviewed by the Commission in Summer 2004.

Status: Proposed
Est. Cost ($ million): 2100
First Entry: Jun 2004
Project ID: 1103
Start: 2006
Finish: 2015
Last Update: Jun 2004

Mackenzie

Kemess North Expansion
Northgate Exploration Ltd. Ph: (604) 681-4004
An expansion project, located 5 km from the current Kemess South Mine, intended to extend the life of the mine, involves the mining of an additional 360,000 million tonnes of copper/gold ore. Northgate will complete its final feasibility study of the project in Jun 2004. The project is in the pre-application stage of the BC Environmental Assessment process, and if feasibility is confirmed, is expected to conclude review in May 2005.

Status: Proposed
Est. Cost ($ million): 193
First Entry: Mar 2004
Project ID: 1059
Start: Summer 2005
Finish: Summer 2006
Last Update: Jun 2004

Tumbler Ridge

Wolverine Coal Mine
Western Canada Coal Corp
Ph: (250) 242-4242 (District of Tumbler Ridge)
The Revised Project Description for the Wolverine property near the Bullmoose mine 23 km west of Tumbler Ridge includes the shift to mining the Wolverine-Perry Creek mine as an open pit for the first 8 years of operations with deferment of underground mining. The revised mine plan is based on mining 17 million run-of-mine tonnes for an annual production level of 1.6 million tonnes. The feasibility study is complete and mine development permits are on track for approvals for the 3rd quarter of 2004. Currently it is in the environmental assessment process. The project is expected to produce 250 permanent jobs and is simultaneously being examined with the Brazion project southwest of Chetwynd (see separate entry). Website: www.westerncoal.com

Status: Proposed
Est. Cost ($ million): 75
First Entry: Jun 2001
Project ID: 754
Start: Early 2005
Finish: Spring 2006
Last Update: Jun 2004

STATUS: ON HOLD

Taylor

Taylor Pipeline
TransCanada Pipelines Ventures Ltd. Partnership Ph: (403) 920-2000
53 km of pipeline from Taylor to the Novagas pipeline system in Alberta, which could create approx 100 construction jobs. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 70
First Entry: Mar 1999
Project ID: 524
Start: ?
Finish: ?
Last Update: Mar 2004

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STATUS: CONSTRUCTION STARTED

Fort Nelson

Sierra Yoyo Desan Resource Road
Ledcor Projects Inc/BC Ministry of Transportation
Ph: (250) 774-2541 (Regional District)
Ledcor Projects Inc. of Vancouver, a BC-based firm, has been selected to design, build and finance upgrades and operate and maintain the Sierra Yoyo Desan Rd for 15 years. The 173 km resource road and a 15 km public road (maintained by the Ministry of Transportation) that connects to the Alaska Hwy just south of Fort Nelson together form the primary access to more than 27,000 sq km of oil and gas territory in the northeast of British Columbia. The project consists of the construction of a bypass, including a Fort Nelson River bridge to connect Hwy 97 to the SYD Rd, upgrade of the SYD Rd consisting of selective widening and strengthening of the existing gravel road, realignment and widening of some portions, bridge replacement and related upgrades, and maintenance and operation of the road. The bridge and a new bypass will be complete and open to industrial traffic by Dec 2004. Other portions of the project construction are to be completed by Dec 2005.

Status: Construction started — Start: Fall 2003
Est. Cost ($ million): 40 — Finish: Dec 2005
First Entry: Mar 1999 — Last Update: Jun 2004
Project ID: 542

Fort St. John

Oriented Strandboard Mill
Canfor Corporation/Louisiana Pacific Ph: (604) 278-7311
Joint venture OSB plant consisting of four structures of approx 600,000 sq ft with a capacity of 820 million bd ft/yr of aspen-fibre OSB. Expected to create 500 direct jobs.

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 146 — Finish: Fall 2005
First Entry: Jun 2000 — Last Update: Jun 2004
Project ID: 668

STATUS: COMPLETED

Fort St. John

Encana Ekwan Pipeline Project
EnCana Ekwan Pipeline Inc. Ph: 1-866-645-6781
Construction has begun on a natural gas pipeline from the EnCana Oil & Gas Partnership's Sierra Plant near Fort Nelson to a tie-in point at the Nova Gas Transmission Ltd.'s northwest mainline, near Rainbow Lake, Alta. The project includes 82.5 km (51 miles) of 610 mm diameter natural gas pipeline and associated facilities. Surerus Pipeline Inc. is the prime contractor. Website: www.encana.com

Status: Completed — Start: Dec 2003
Est. Cost ($ million): 55 — Finish: Spring 2004
First Entry: Jun 2003 — Last Update: Jun 2004
Project ID: 940

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Your Permit

Is Our Preoccupation

Some of the most challenging moments in major project development often happen before the first shovel goes in the ground. A clear strategy for getting through the regulatory approval process is essential in preventing those challenges from becoming insurmountable hurdles.

Jackie Hamilton and Associates has a track record of developing and implementing such strategies for a diverse range of major project proponents. We understand the complexities of project benefits, stakeholder interests, procedural requirements and environmental standards.

We've provided counsel and coordination during regulatory review processes of all types and scopes. And we've got a solid portfolio of successfully permitted projects throughout B.C. Our industry experience encompasses energy, mining, forest products and major public utilities.

Clients benefit from our solid networks within government and the private sector, and from our specialized expertise in public and First Nations consultation, research and data management, and policy and regulatory development.

We'd like to put our expertise to the service of your major project – and make obtaining your permit our preoccupation.

Jackie Hamilton and Associates
15 – 655 Fort Street, Victoria
250-385-6101
jackie.hamilton@telus.net

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